

## Study Site Facilities

This section provides examples of facilities studied during the VA Nursing Home Design Guide development. The purpose of these site summaries is to provide an at-a-glance tool when planning a Nursing Home care facility. The objective is to aid future planners, designers and administrators of VA Nursing Home care facilities in providing top quality healthcare environments that are well designed and constructed to provide state of the art services to VA clients.

Study Site Summary Table (Table 3.10) provides a summary of the study site information and includes:

- Total Beds
- Total Square footage of the facility
- Number of beds per Nursing Unit
- Approximate facility acreage
- Number of beds per acre
- Any specialty care units

The floor plans are color coded according to important spatial relationships as well as facility functions. A checklist is provided at the end of each study site subsection and includes a concise listing of critical information from each facility for planning purposes.

No.	Name/Location of Facility	Total Beds	Total SF	Beds/Unit	Acres	Bed/Acre	Special Units
1	Baltimore Rehabilitation & Extended Care Center/ Baltimore, MD	120	62,938	60	10.16	11.8	Geropsych; Alzheimer's
2	State Veterans Nursing Home at Fitzsimons/ Aurora, CO	180	126,072	45	10.7	16.8	
3	Delaware Valley Veterans Home/ Philadelphia, PA	170	110,148	40	16.7	10.2	
4	Hawaii State Veterans Home/ Hilo, Hawaii	119	59,000	48	5.5	21.6	
5	New York State Veterans Home/ Montrose, NY	252	158,094	42	22.6	11.2	Dementia
6	Oklahoma Veterans Center/ Lawton, OK	50	26,295	30	2.57	19.5	

**Table 3.10**  
Study Site Summary

No.	Name/Location of Facility	Total Beds	Total SF	Beds/Unit	Acres	Bed/Acre	Special Units
7	Delaware Veterans Home/ Milford, Delaware	144	107,687	40	22.9	6.3	Dementia, Dom
8	Washington State Veterans Home/ Retsil, WA	240	175,425	20	11.6	20.7	SNF, Dom & Assisted Living
9	Western Kentucky Veterans Center/ Madisonville, KY	120	82,017	40	16.8	7.1	
10	Armed Forces Retirement Home/ Washington, DC	200	233,520	24	5.16	38.8	
11	New York State Veterans Home/ Oxford, NY	242	214,235	42	6.9	35.1	Dementia
12	Adult Care Facility at Veterans Home/ Rocky Hill, CT	125	39,707	25	10.9	11.5	Dementia

**Table 3.10 (cont'd)**  
Study Site Summary

## 1. Baltimore Rehabilitation & Extended Care Center

*Baltimore, MD*

*Architect: CHK Architects & Planners, Inc.*

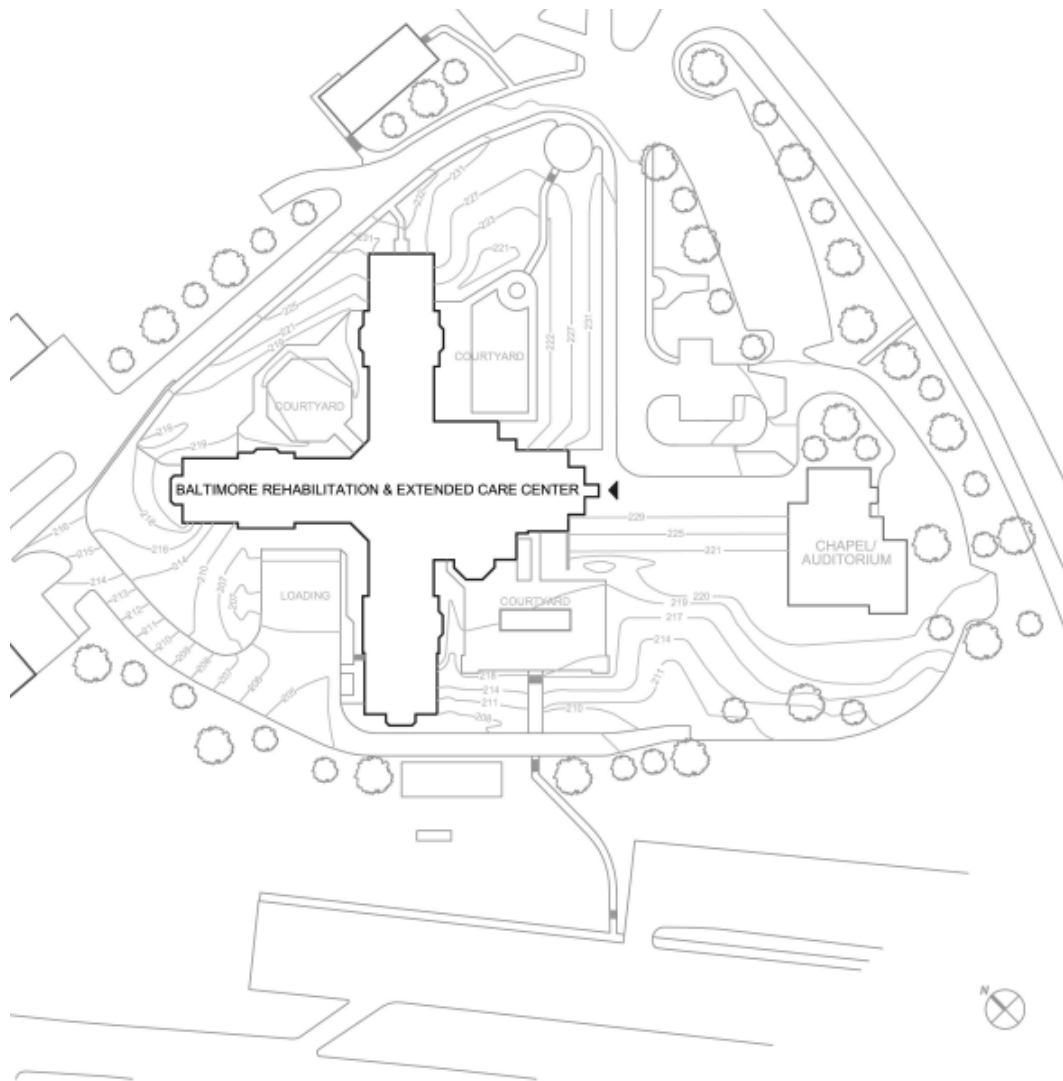
Acreage: 10.16 acres

Stories: 2

Geographic Location: Mid Atlantic U.S.A

No. of Beds: 120

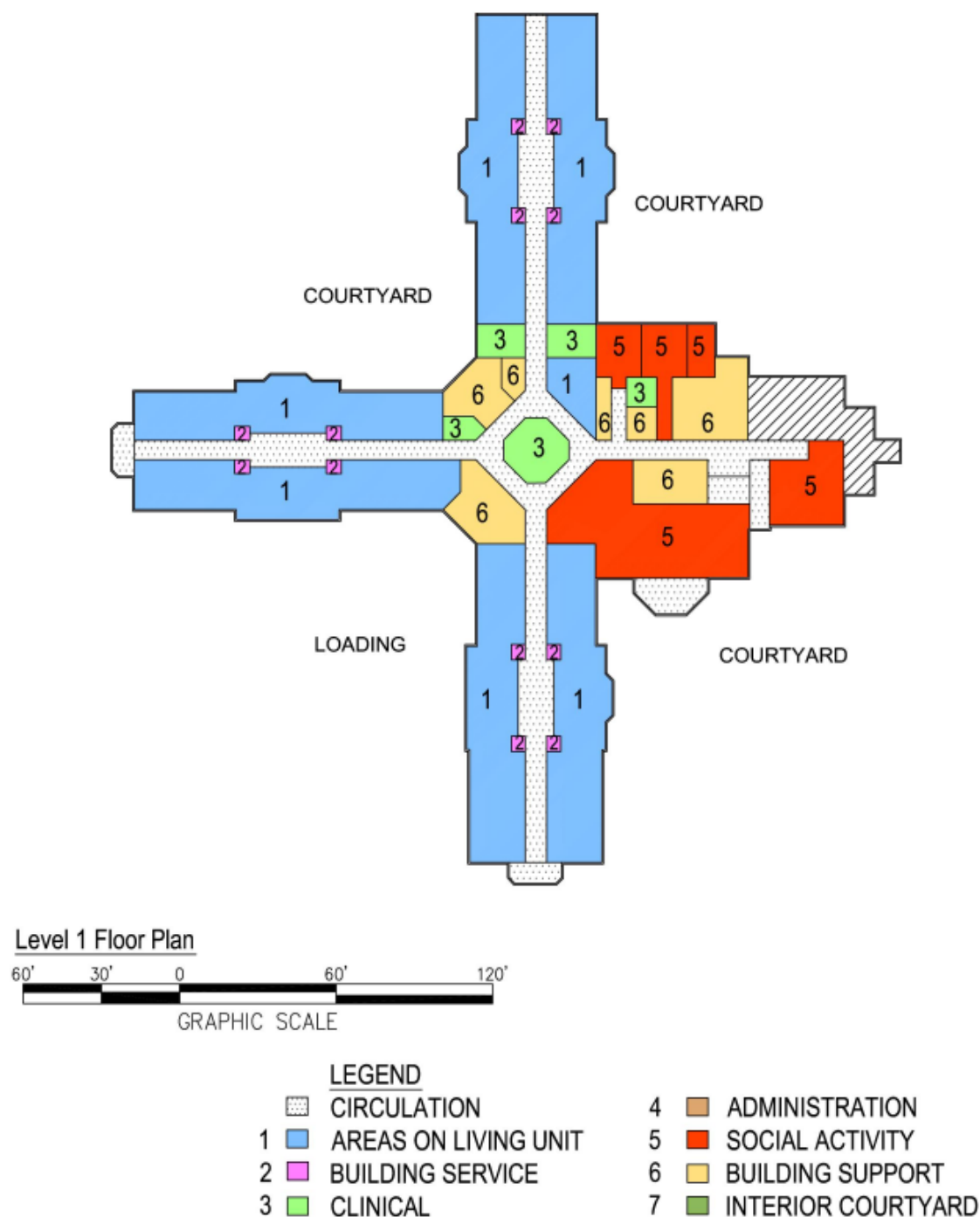
Squarefootage: 62,938 sq. ft.



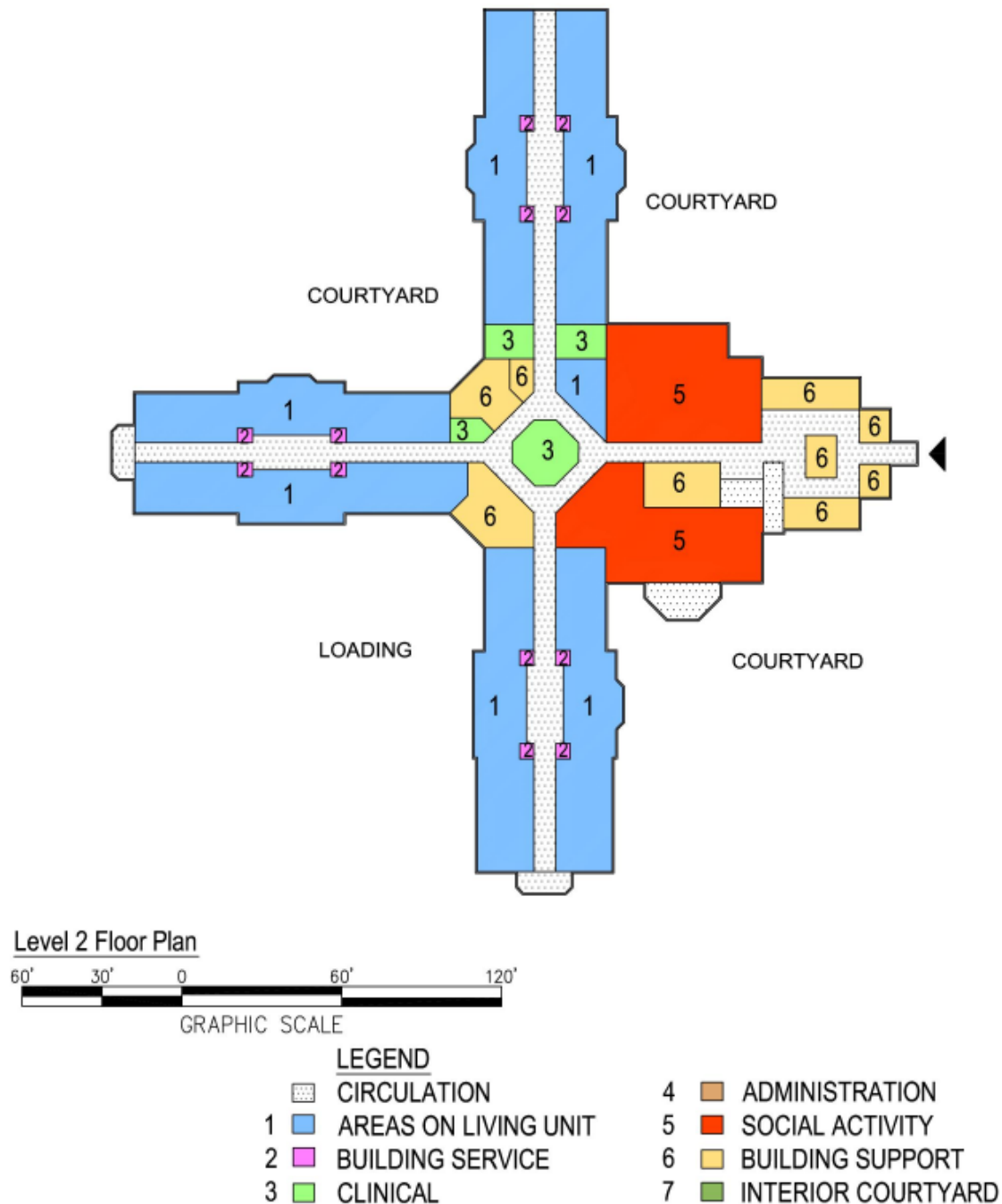
Site Plan

NTS

**1. Baltimore Rehabilitation & Extended Care Center**  
Baltimore, MD



**1. Baltimore Rehabilitation & Extended Care Center**  
Baltimore, MD



<b>FACILITY NAME: Baltimore Rehabilitation &amp; Extended Care Center</b>		
<b>Facility #1</b>		
<b>Geographic Location:</b>	Mid Atlantic US	
<b>Number of NHC Beds:</b>	120	
<b>Number of Stories:</b>	2 + Basement	
<b>Building Footprint Area</b>	31,469 sf	
<b>Number of Parking Spaces:</b>	unassigned to building	
<b>Acreage <sup>(2)</sup> :</b>	10.16 acres	
<b>SF of Facility <sup>(1)</sup> :</b>	62,938 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	18 bed average on First Floor; 22 bed average on Second Floor	
<b>Storage</b>	Residents need more personal storage space	O
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	Dining facility on each floor	N
<b>Social Activity</b>	Recreation Room, Lounge, Wander Garden, Smoking area	F
<b>Resident Support Areas</b>	Laundry, On-Unit Kitchen, Quiet Room, Physical and Occupational Therapy,	O/F
<b>Bathing Options</b>	In room showering as well as Congregate Bathing on-unit	O
<b>Resident Rooms</b>	Primarily 2 bed rooms, consisting of a shared lavatory and toilet. 3 Single Bed rooms per unit.	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	In Basement	F
<b>Receiving Areas</b>	Away from Main Entrance	
<b>N - Near to Nursing Care Unit      O - On Unit      F - Far from Nursing Care Unit</b>		

**Note:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.



## 2. State Veterans Nursing Home at Fitzsimons

Aurora, CO

Architect: Boulder Associates

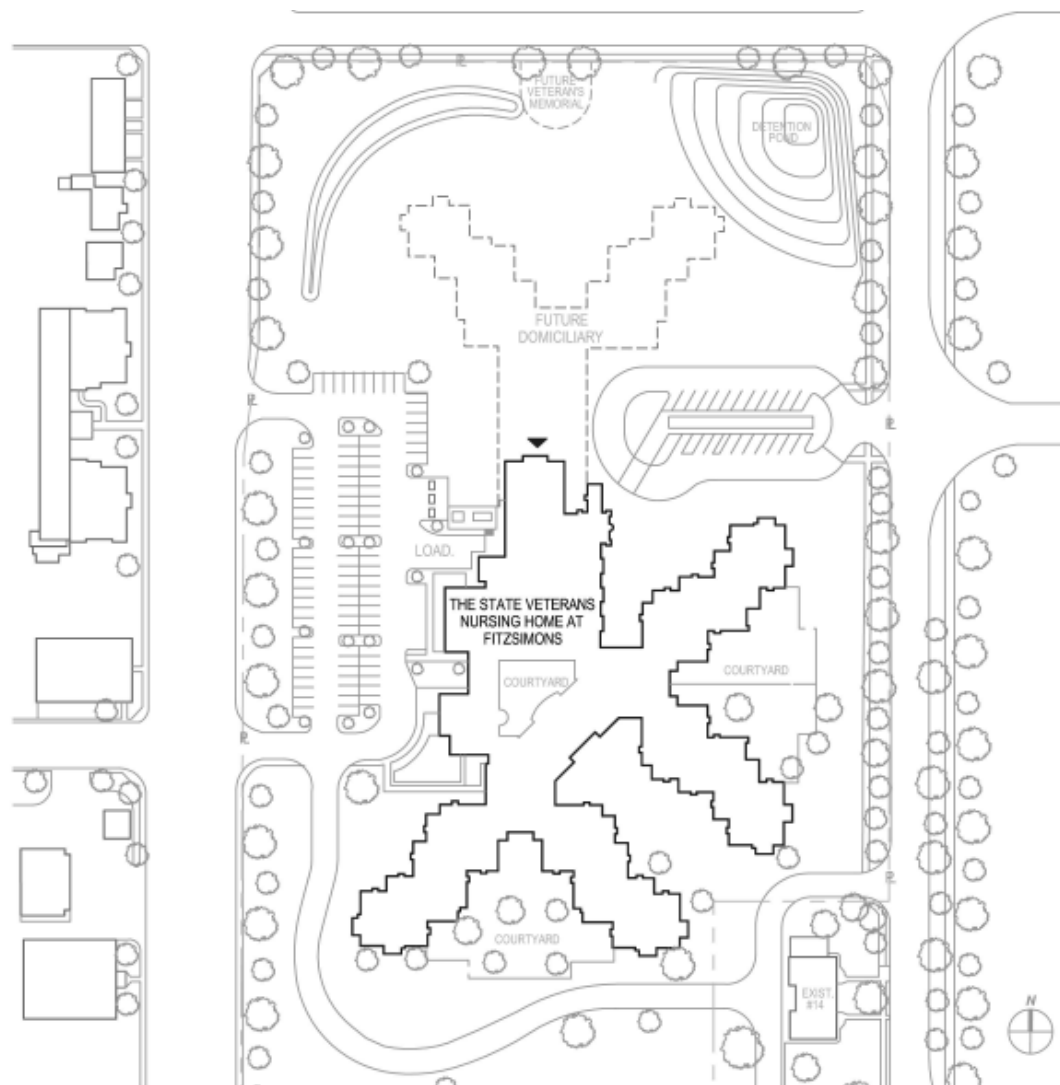
Acreage: 10.7 acres

Stories: 2

Geographic Location: Central U.S.A.

No. of Beds: 180

Squarefootage: 126,072 sq. ft.



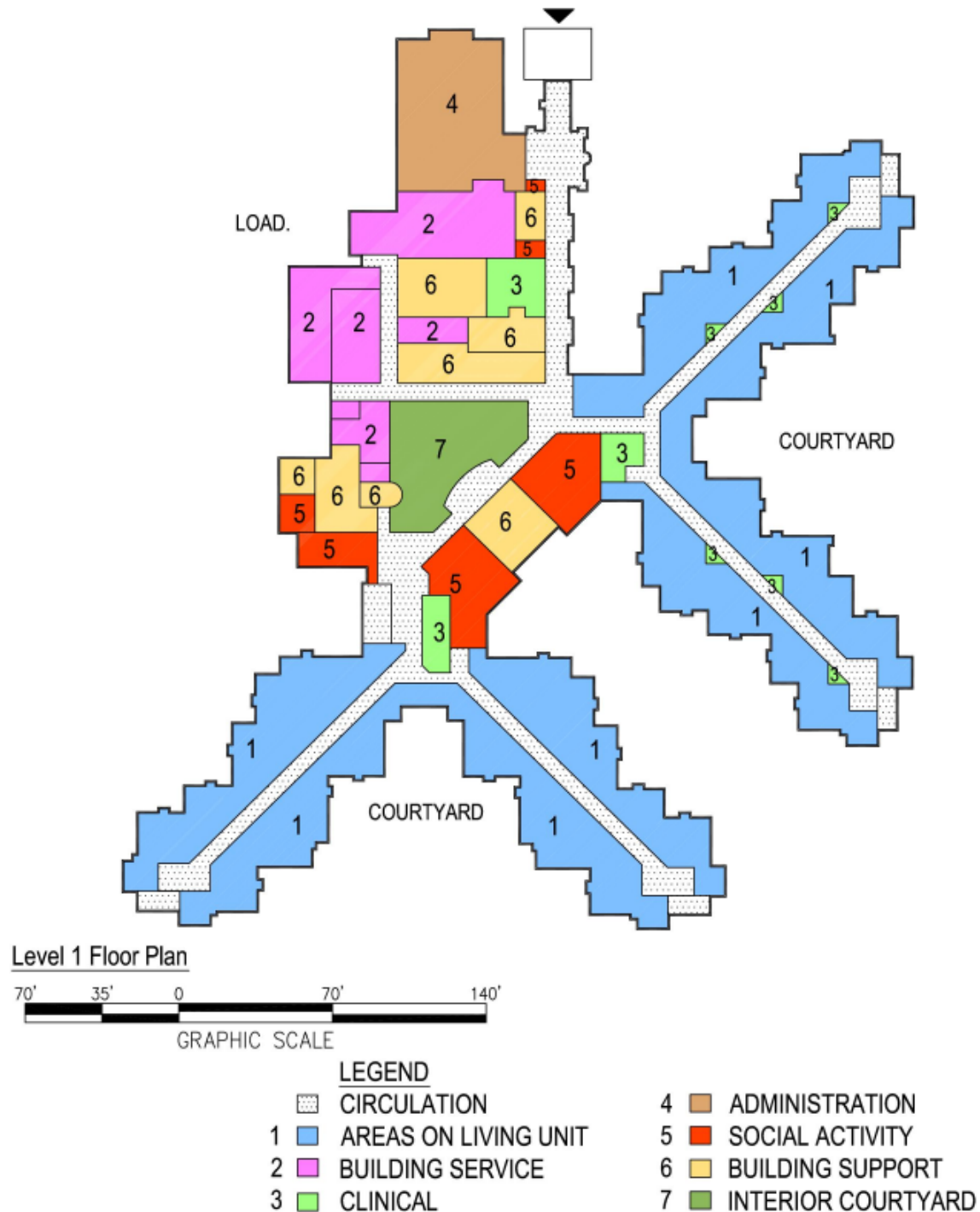
Site Plan

NTS

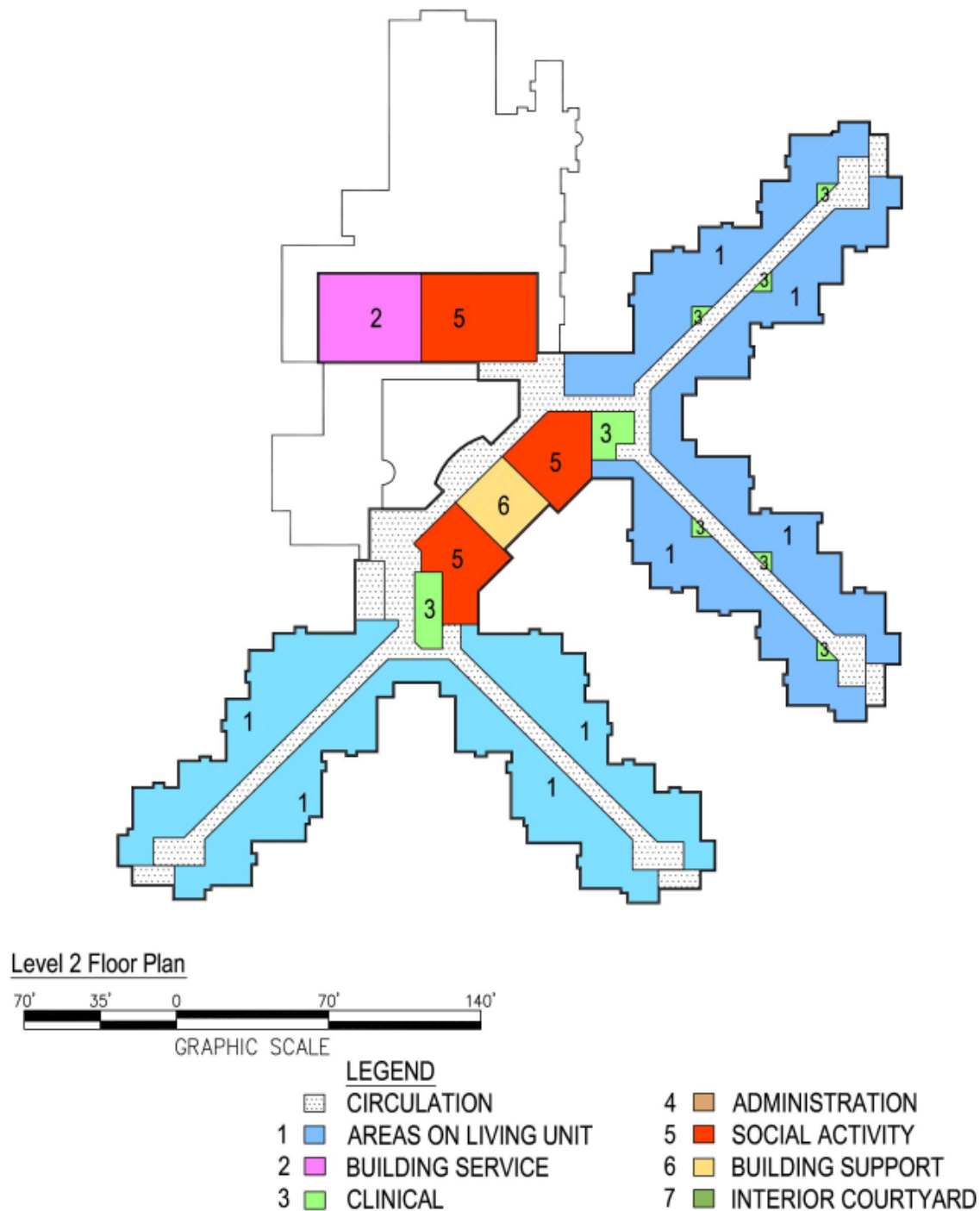




## 2. State Veterans Nursing Home at Fitzsimons Aurora, CO



**2. State Veterans Nursing Home at Fitzsimons**  
Aurora, CO



<b>FACILITY NAME:</b> State Veterans Home at Fitzsimmons		
<b>Facility #2</b>		
<b>Geographic Location:</b>	Central US	
<b>Number of NHC Beds:</b>	180	
<b>Number of Stories:</b>	2	
<b>Building Footprint Area</b>	63,036 sf	
<b>Number of Parking Spaces:</b>	98 Staff and 22 Visitor	
<b>Acreage <sup>(2)</sup> :</b>	10.7 acres	
<b>SF of Facility <sup>(1)</sup> :</b>	126072 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	2 Nursing Units per floor (42 and 48 Bed Units)	
<b>Storage</b>	On-Unit needed; sufficient off-unit storage	F
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	On-Unit Dining	O
<b>Social Activity</b>	MultiPurpose Activity on Unit	F
<b>Resident Support Areas</b>	Therapy areas, Outdoor patio Areas	O
<b>Bathing Options</b>	Congregate Bathing	O
<b>Resident Rooms</b>	Mainly 2 bed rooms with shared toilet room	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	Off of Therapy Room on Second Floor	F
<b>Receiving Areas</b>	Located away from Main Entrance	F

**N** - Near to Nursing Care Unit      **O** - On Unit      **F** - Far from Nursing Care Unit

**Note:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.



### **3. Delaware Valley Veterans Home**

*Philadelphia, PA*

*Architect: GBQC Architects IKM Inc.*

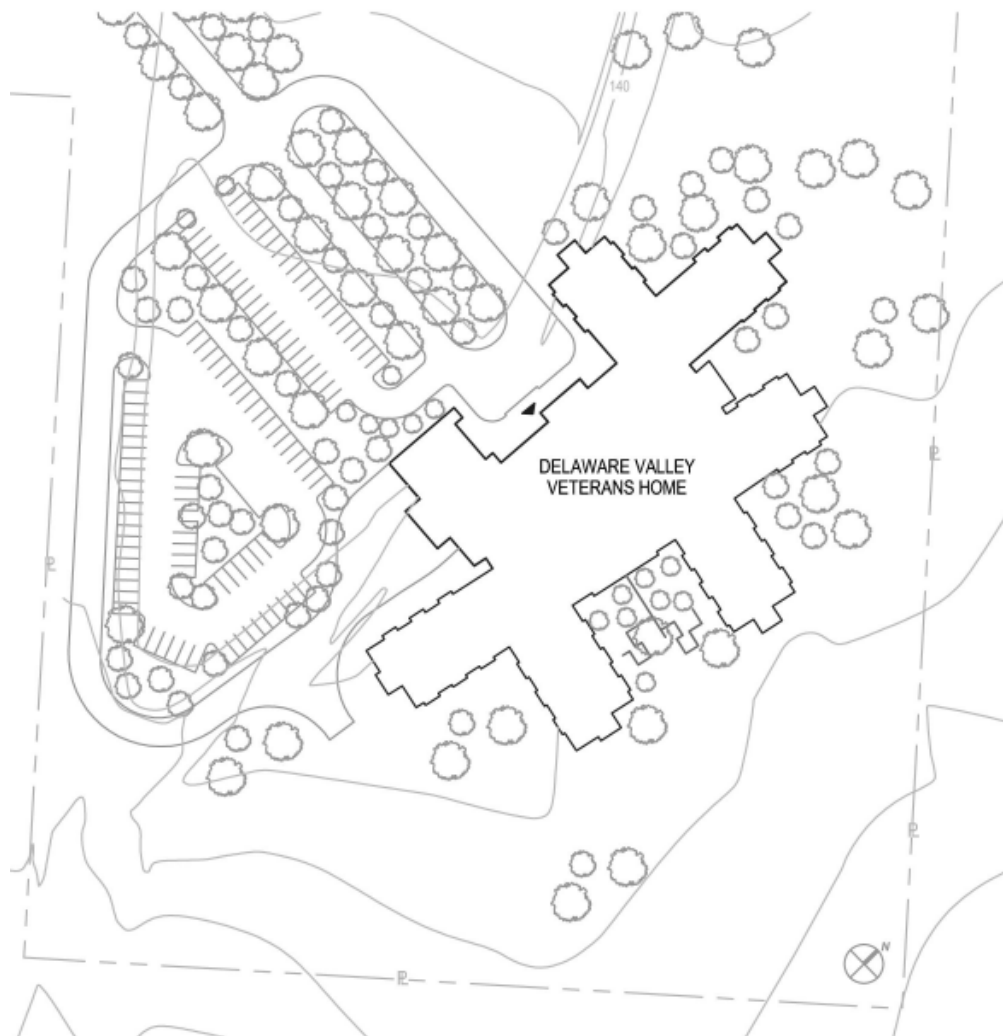
Acreage: 16.7

Stories: 2 + Basement

Geographic Location: Northwestern U.S.A.

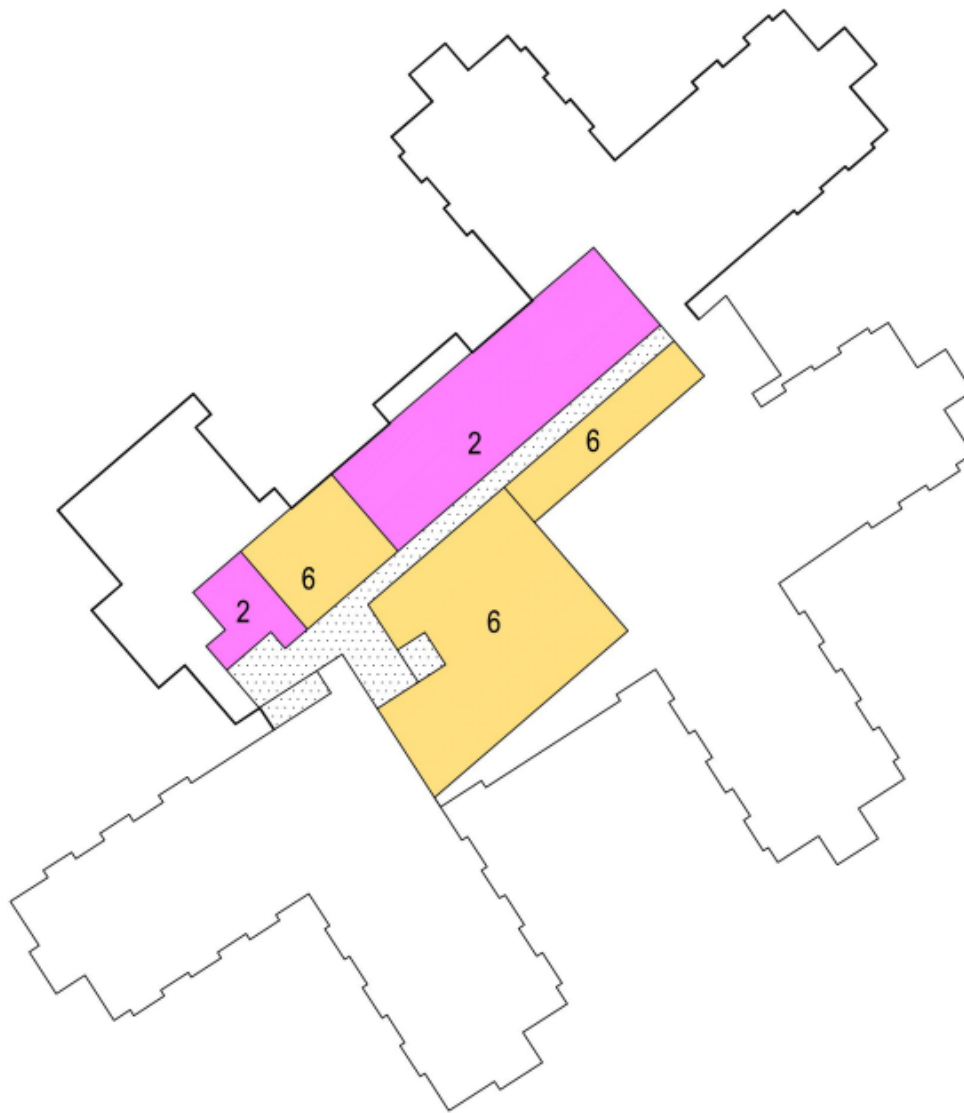
No. of Beds: 170

Square Footage: 110,148 sq. ft.



Site Plan  
NTS

### 3. Delaware Valley Veterans Home Philadelphia, PA



Basement Floor Plan

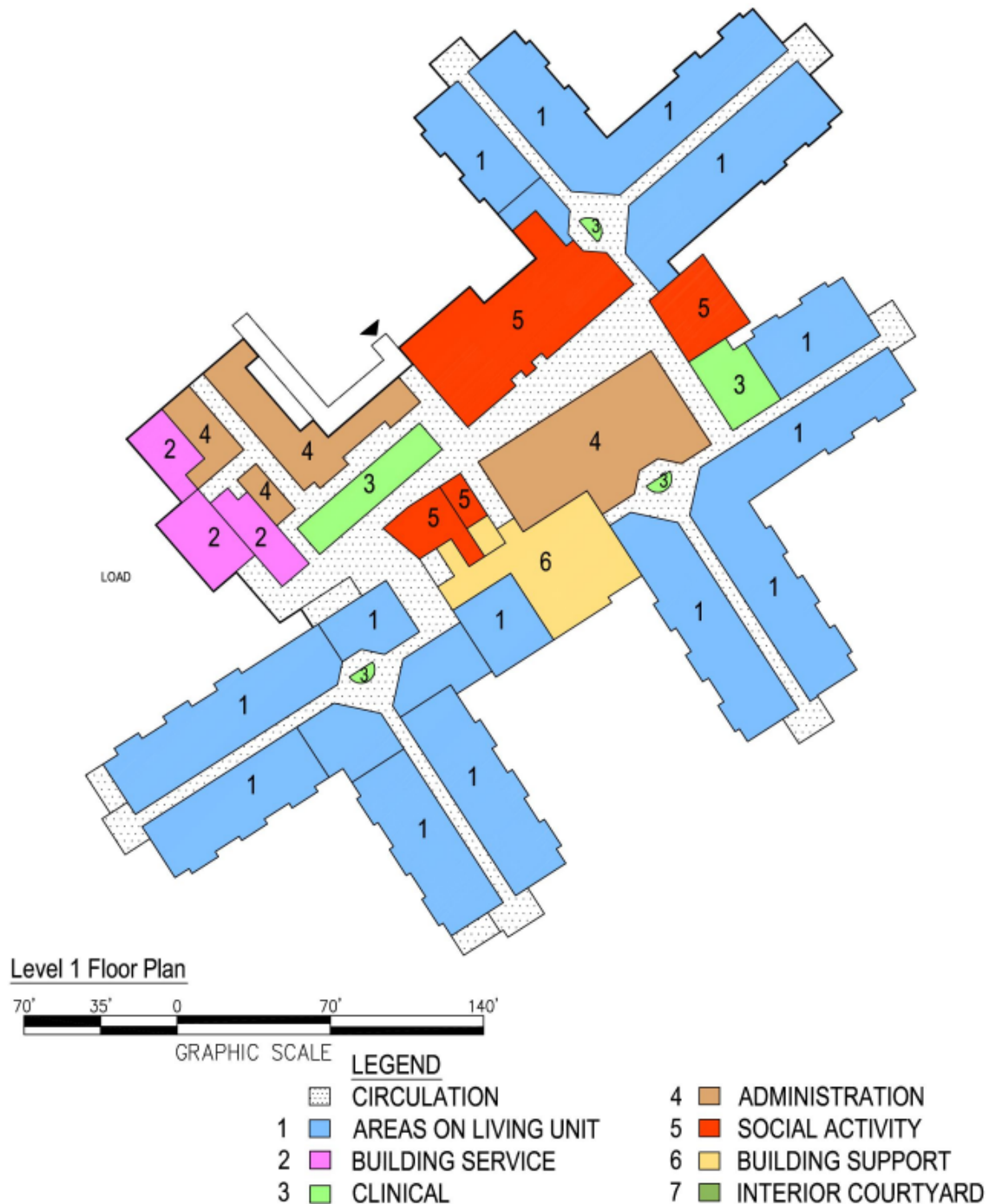


GRAPHIC SCALE

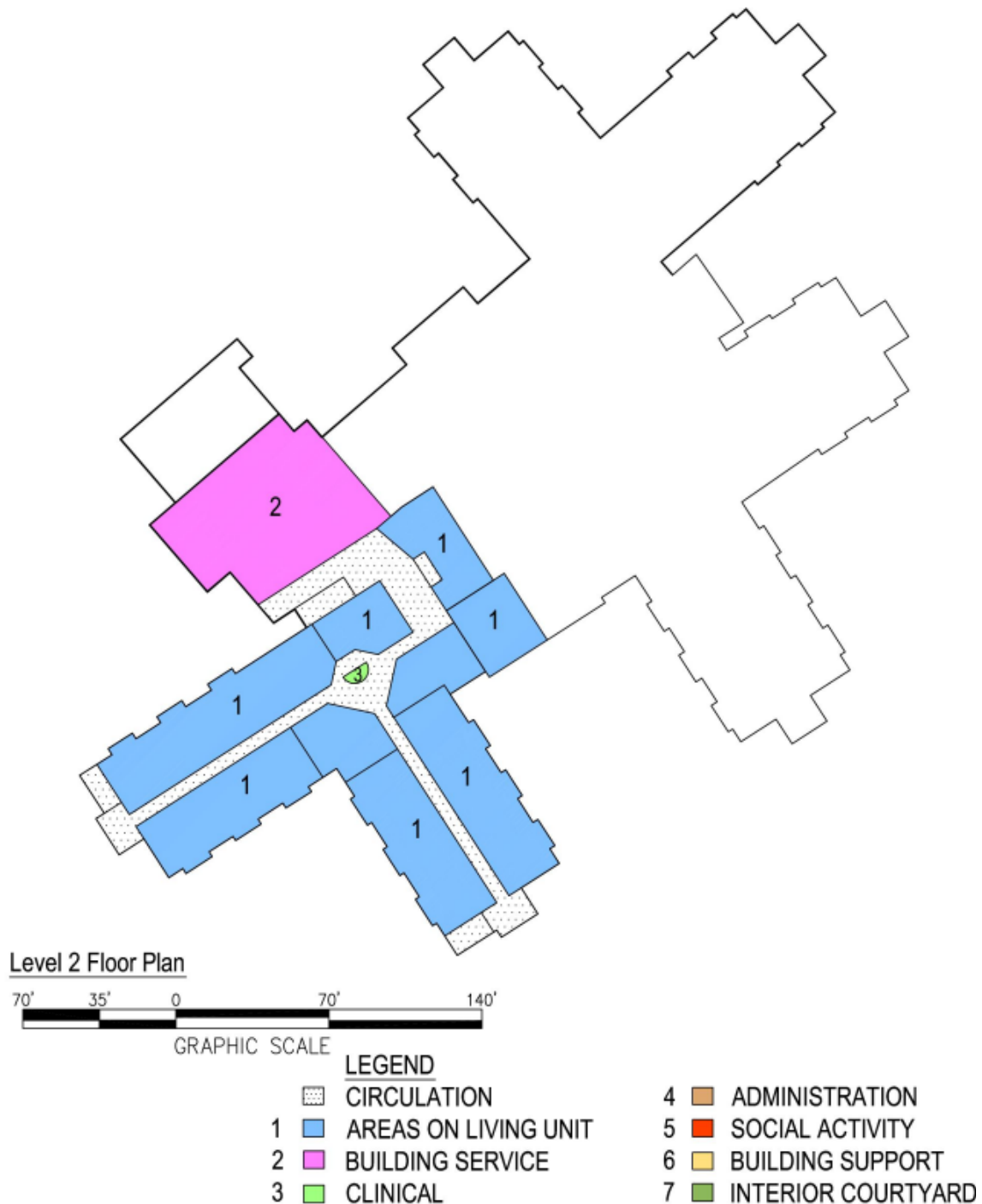
#### LEGEND

- |   |                      |   |                    |
|---|----------------------|---|--------------------|
| 1 | AREAS ON LIVING UNIT | 4 | ADMINISTRATION     |
| 2 | BUILDING SERVICE     | 5 | SOCIAL ACTIVITY    |
| 3 | CLINICAL             | 6 | BUILDING SUPPORT   |
|   |                      | 7 | INTERIOR COURTYARD |

### 3. Delaware Valley Veterans Home Philadelphia, PA



### 3. Delaware Valley Veterans Home Philadelphia, PA





<b>FACILITY NAME: Delaware Valley Veterans Home</b>		
<b>Facility #3</b>		
<b>Geographic Location:</b>	Northeastern US	
<b>Number of NHC Beds:</b>	170	
<b>Number of Stories:</b>	2 + Basement	
<b>Building Footprint Area</b>	74,507 sf	
<b>Number of Parking Spaces:</b>	120	
<b>Acreage<sup>(2)</sup>:</b>	16.7 acres	
<b>SF of Facility <sup>(1)</sup>:</b>	110,148 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	30-50 beds per unit; central nurses station	
<b>Storage</b>	Sufficient assigned storage for facility and residents	O/N
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	Centralized and On-unit	O/N
<b>Social Activity</b>	Multipurpose room on main level, outdoor courtyard, chapel	F
<b>Resident Support Areas</b>	Laundry on each floor	N
<b>Bathing Options</b>	In room bathing and congregate	O/N
<b>Resident Rooms</b>	Mainly 2 bed rooms with two single rooms per unit for special care residents	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	Located on second floor	F
<b>Receiving Areas</b>	Screened from Main Entrance	F
<b>N - Near to Nursing Care Unit      O - On Unit      F - Far from Nursing Care Unit</b>		

**NOTE:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.





#### 4. Hawaii State Veterans Home

*Hilo, HI*

*Architect: Architects Hawaii LTD.*

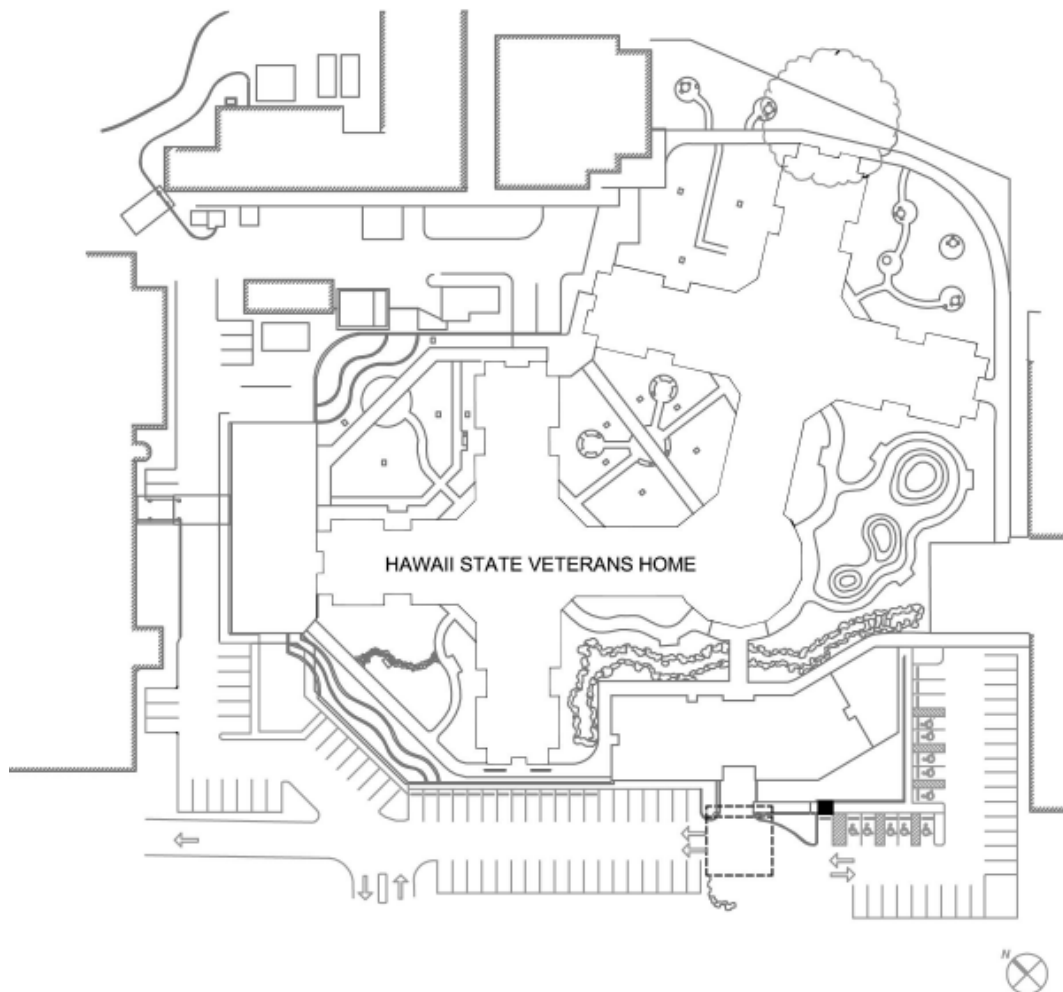
Acreage: 5.5 acres

Stories: 1

Geographic Location: Hawaii

No. of Beds: 119

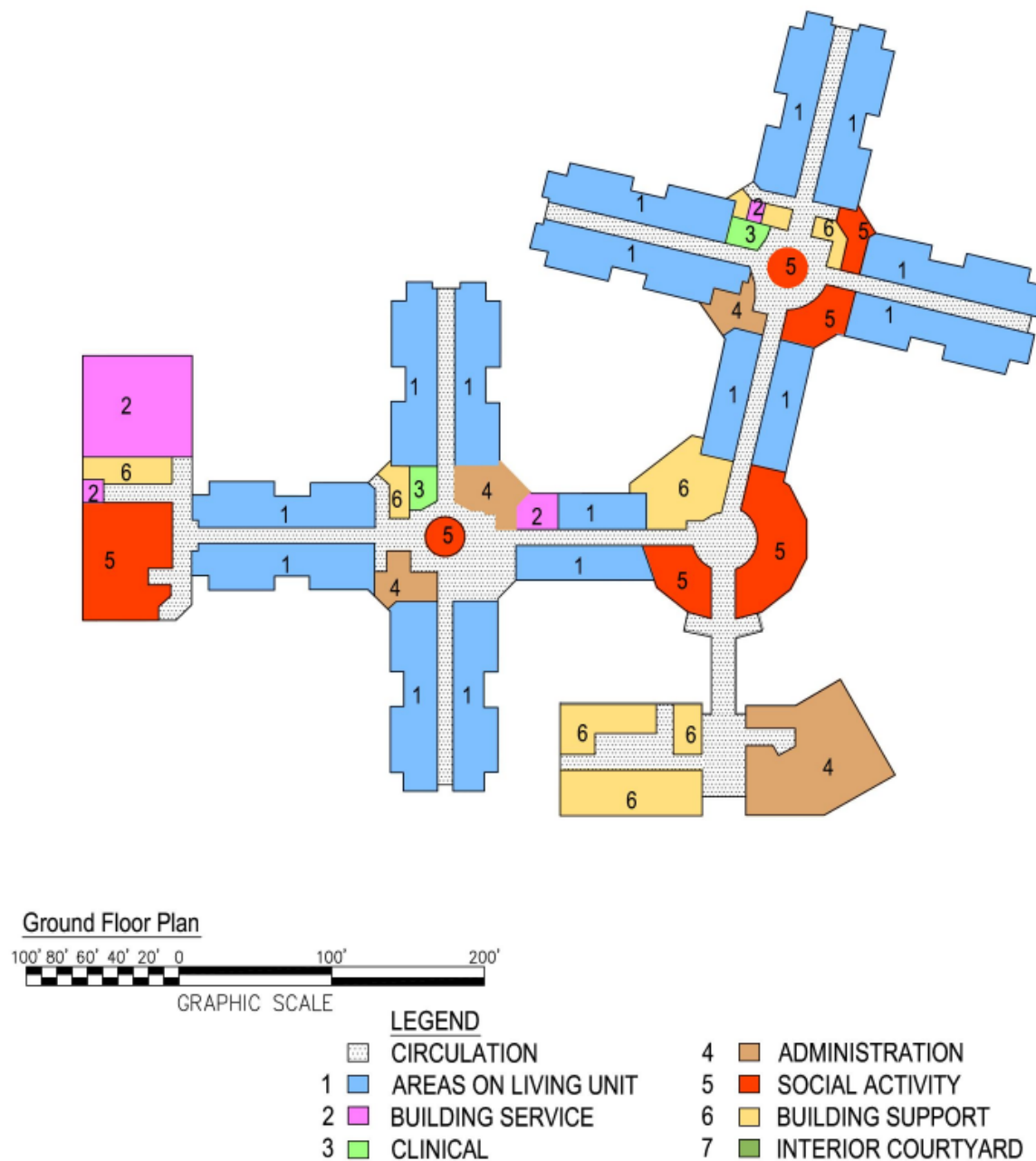
Square Footage: 59,000 sq. ft.



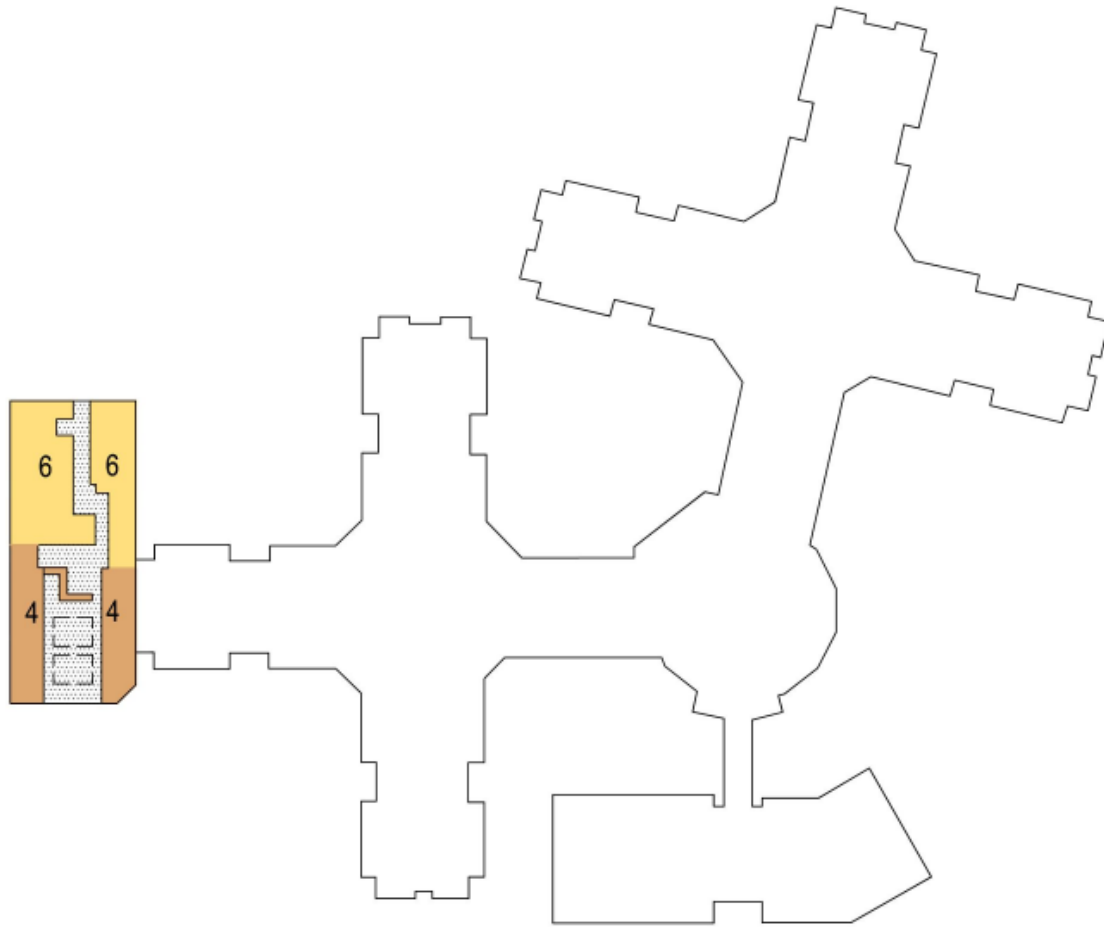
Site Plan

NTS

#### 4. Hawaii State Veterans Home *Hilo, Hawaii*



**4. Hawaii State Veterans Home**  
*Hilo, Hawaii*



**Second Floor Plan**



GRAPHIC SCALE

**LEGEND**

- |                         |                       |
|-------------------------|-----------------------|
| CIRCULATION             | 4  ADMINISTRATION     |
| 1  AREAS ON LIVING UNIT | 5  SOCIAL ACTIVITY    |
| 2  BUILDING SERVICE     | 6  BUILDING SUPPORT   |
| 3  CLINICAL             | 7  INTERIOR COURTYARD |

<b>FACILITY NAME:</b> <i>Hawaii State Veterans Home</i>		
<b>Facility #4</b>		
<b>Geographic Location:</b>	Hawaii USA	
<b>Number of NHC Beds:</b>	119	
<b>Number of Stories:</b>	1	
<b>Building Footprint Area</b>	59,000	
<b>Number of Parking Spaces:</b>	106 (94 standard, 12 wheelchair accessible)	
<b>Acreage <sup>(2)</sup> :</b>	5.5 acres	
<b>SF of Facility <sup>(1)</sup> :</b>	59000 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	2 - 48 Bed Units	
<b>Storage</b>	Resident storage in Building B; private closets in patient room	O/N
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	Centralized dining (Building D)	
<b>Social Activity</b>	Multi-purpose Room, outdoor courtyards, barber, chapel, family dining area	
<b>Resident Support Areas</b>	Therapy rooms, on-unit resident lounge, centralized "living room", quiet room	
<b>Bathing Options</b>	Patient rooms and on-unit tubrooms	
<b>Resident Rooms</b>	Primarily 2 bed room with 16 singles and 7 isolation rooms total	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	Located in separate building	
<b>Receiving Areas</b>	Opposite of Main Entrance	

**N** - Near to Nursing Care Unit    **O** - On Unit    **F** - Far from Nursing Care Unit

**Note:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.



**5. New York State Veterans Home***Montrose, NY**Architect: Perkins Eastman Architects, P.C.*

Acreage: 22.6

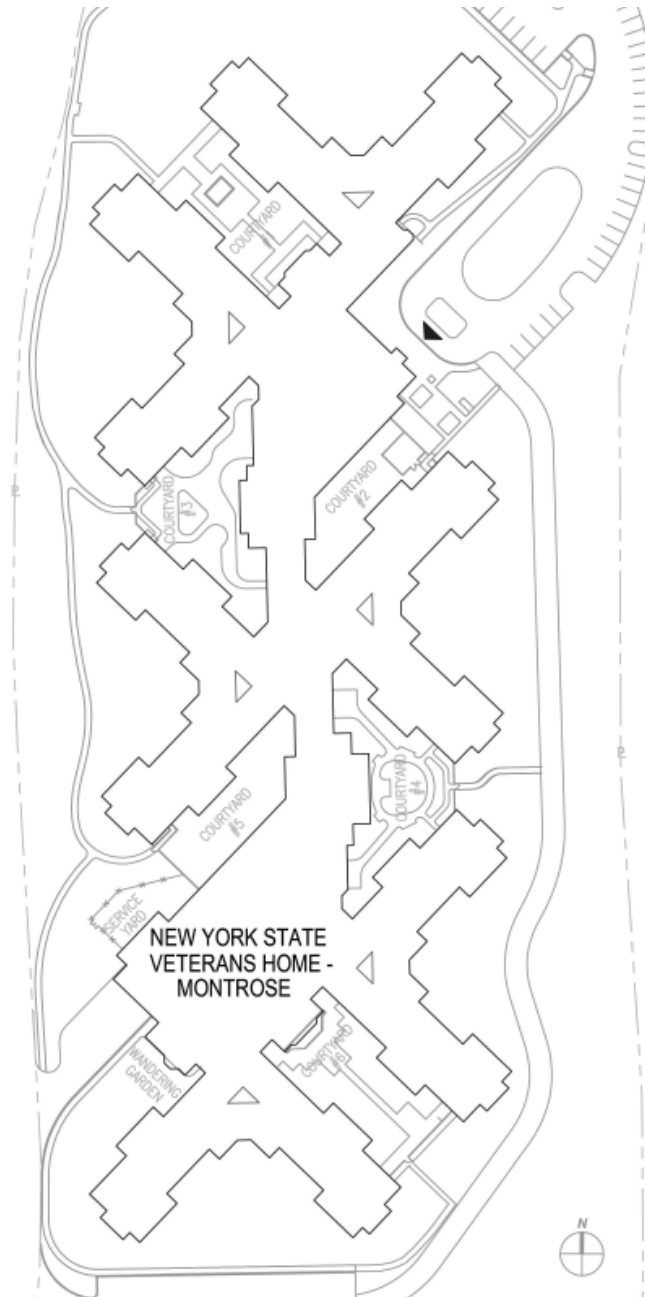
Stories: 1

Geographic Location: Northeastern U.S.A.

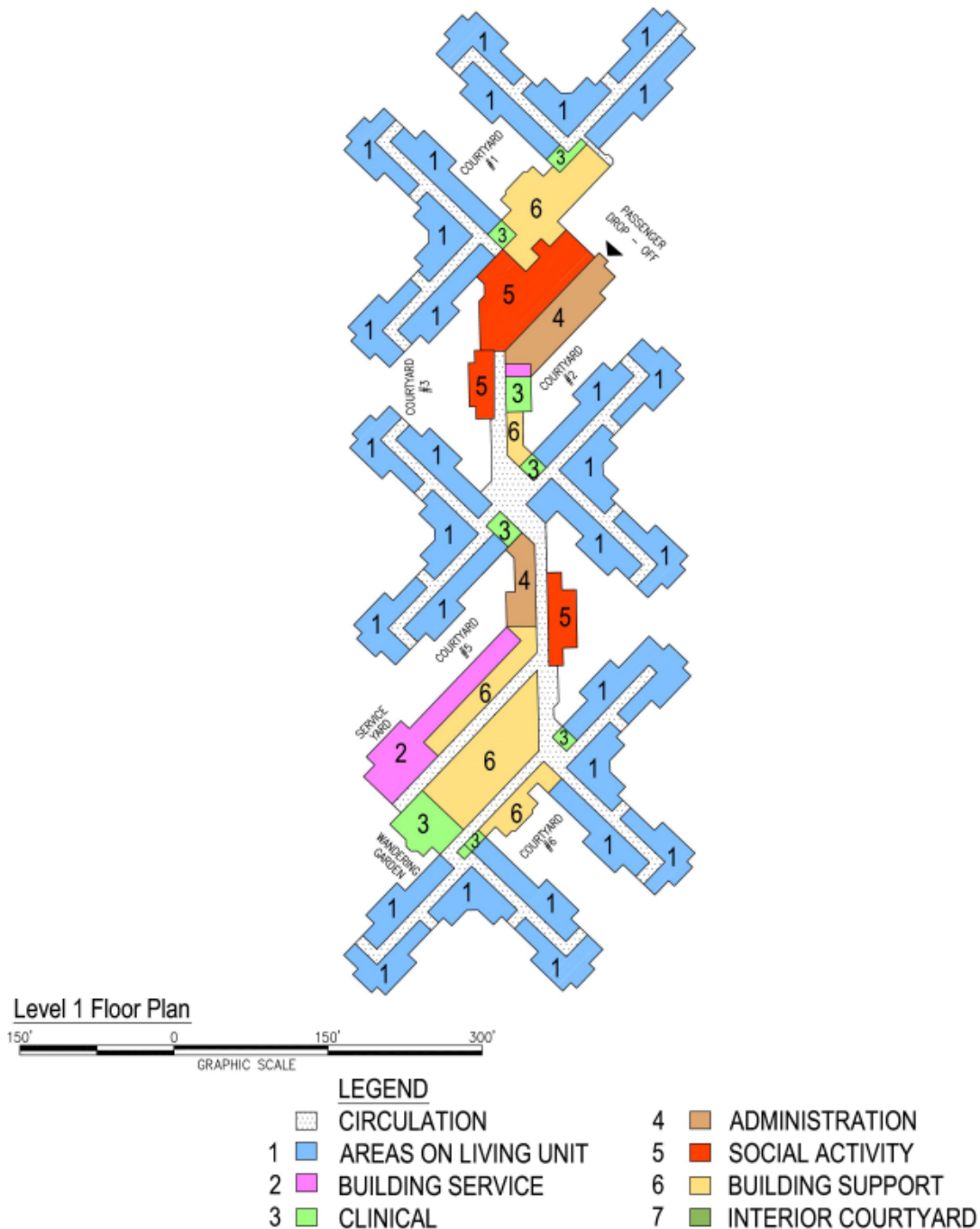
No. of Beds: 252

Square Footage: 158,094 sq. ft.

Site Plan  
NTS



5. **New York State Veterans Home**  
 Montrose, NY



<b>FACILITY NAME:</b> <i>New York State Veterans Home (Montrose)</i>		
<b>Facility #5</b>		
<b>Geographic Location:</b>	North Eastern US	
<b>Number of NHC Beds:</b>	252 Beds	
<b>Number of Stories:</b>	1+ Attic	
<b>Building Footprint Area</b>	158,094 sf	
<b>Number of Parking Spaces:</b>	304 spaces plus 8 wheelchair accessible	
<b>Acreage <sup>(2)</sup> :</b>	22.6 acres	
<b>SF of Facility <sup>(1)</sup> :</b>	158,094 gs	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	42 Bed Nursing Unit	
<b>Storage</b>	Sufficient Storage on and off-unit	O/N
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	On-Unit Dining with Centralized Kitchen	O
<b>Social Activity</b>	Billiards Room, Barber/Beauty Shop, Exterior Vestibules, Crafts Area, Meditation Room	O/N
<b>Resident Support Areas</b>	Laundry on-unit, Quiet Dining, Physical Therapy, Activity Areas, Dementia Day Room	O/N
<b>Bathing Options</b>	Congregate On-Unit Bathing	
<b>Resident Rooms</b>	Mainly 2 Bed Rooms with a shared Toilet Room, with 5 singles per unit	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	Service Branch of Facility	F
<b>Receiving Areas</b>	Screened from Main Entrance	

**N** - Near to Nursing Care Unit      **O** - On Unit      **F** - Far from Nursing Care Unit

**Note:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.



**6. Oklahoma Veterans Center***Lawton, OK**Architect: The Benham Group/HWA*

Acreage: 2.57

Stories: 2

Geographic Location: Central U.S.A.

No. of Beds: 50

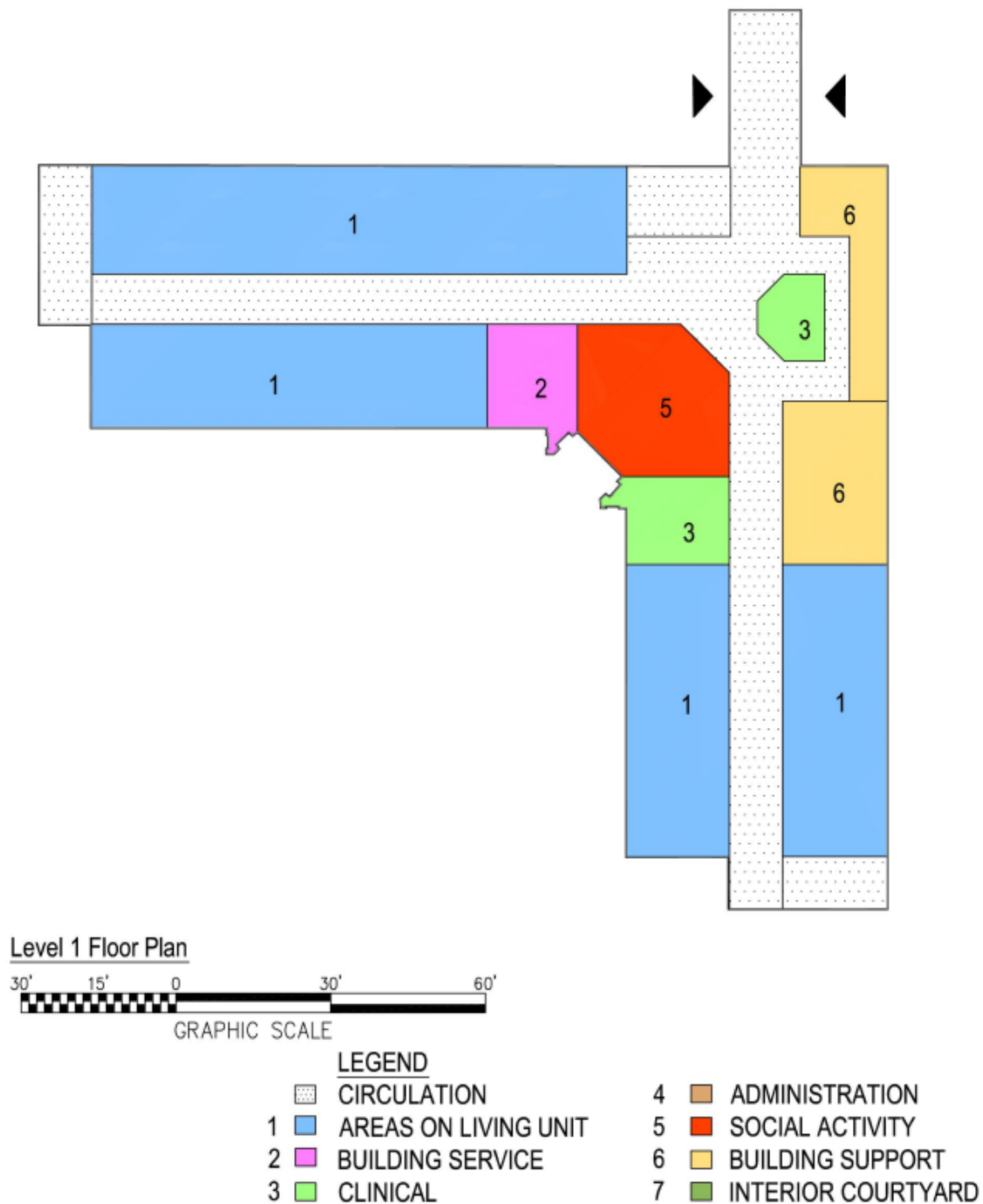
Square Footage: 26,295 sq. ft.

Site Plan

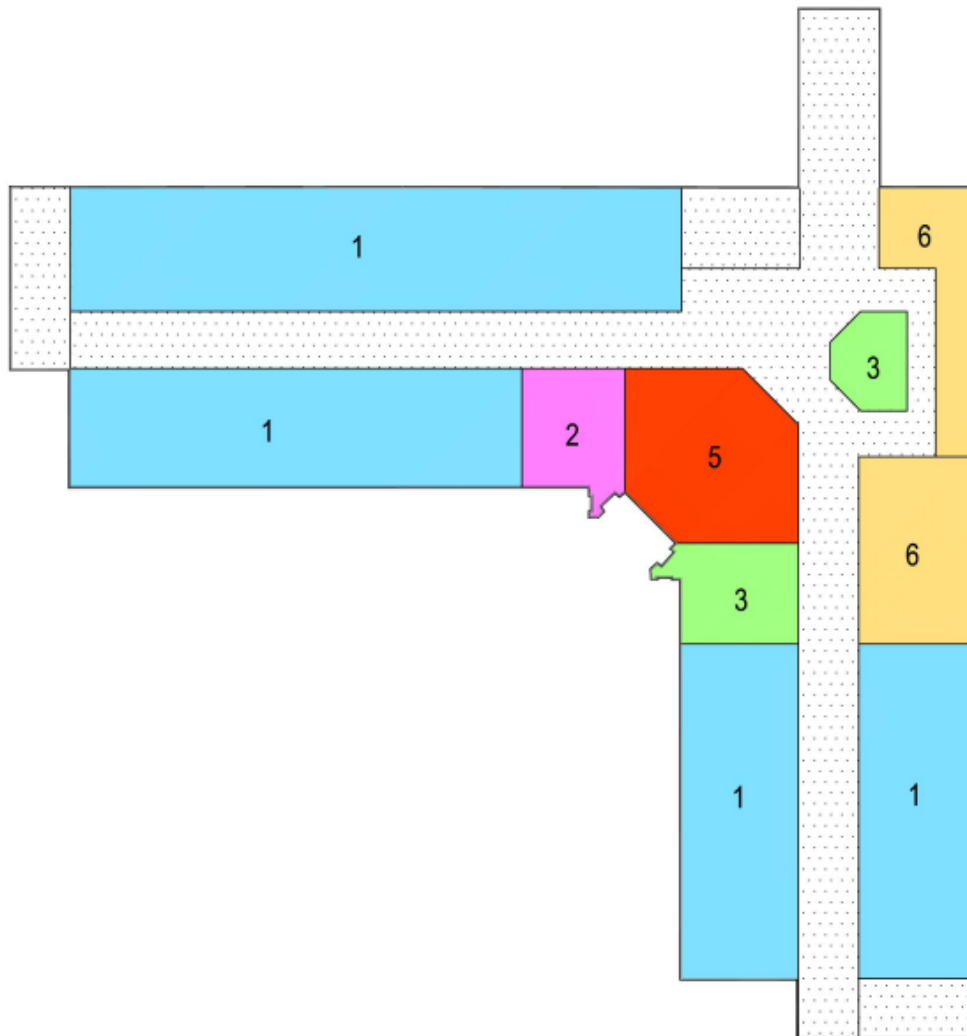
NTS



**6. Oklahoma Veterans Center**  
Lawton, OK



**6. Oklahoma Veterans Center**  
Lawton, OK



Level 2 Floor Plan



**LEGEND**

- |                         |                       |
|-------------------------|-----------------------|
| CIRCULATION             | 4  ADMINISTRATION     |
| 1  AREAS ON LIVING UNIT | 5  SOCIAL ACTIVITY    |
| 2  BUILDING SERVICE     | 6  BUILDING SUPPORT   |
| 3  CLINICAL             | 7  INTERIOR COURTYARD |

<b>FACILITY NAME:</b> <i>Oklahoma Veterans Center</i>		
<b>Facility #6</b>		
<b>Geographic Location:</b>	Central US	
<b>Number of NHC Beds:</b>	50	
<b>Number of Stories:</b>	4 + Basement	
<b>Building Footprint Area</b>	13,362 gsf (new)	
<b>Number of Parking Spaces:</b>	N/A	
<b>Acreage <sup>(2)</sup> :</b>	2.57 acres	
<b>SF of Facility <sup>(1)</sup> :</b>	26,295 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	30 Bed Unit (new)	
<b>Storage</b>	Sufficient assigned storage areas	O
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	Centralized Dining	N
<b>Social Activity</b>	Smoking Lounge, Multi-Purpose Room, Outdoor Patio and Smoking areas	F
<b>Resident Support Areas</b>	On-Unit Exam Rooms, Conference room (renov.)	O
<b>Bathing Options</b>	Congregate Bathing on each unit	O
<b>Resident Rooms</b>	Primarily 2 bed rooms, consisting of a shared lavatory and toilet. 3 Single Bed rooms per unit.	
<b>Loop Service Road</b>	N/A	
<b>Mechanical Room</b>	Small Mechanical room on each unit, with gravel mechanical yard on-site.	O
<b>Receiving Areas</b>	N/A	

**N** - Near to Nursing Care Unit      **O** - On Unit      **F** - Far from Nursing Care Unit

**Note:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.



## **7. Delaware Veterans Home**

*Milford, DE*

*Architect: GBQC Architects/Becker Morgan Group*

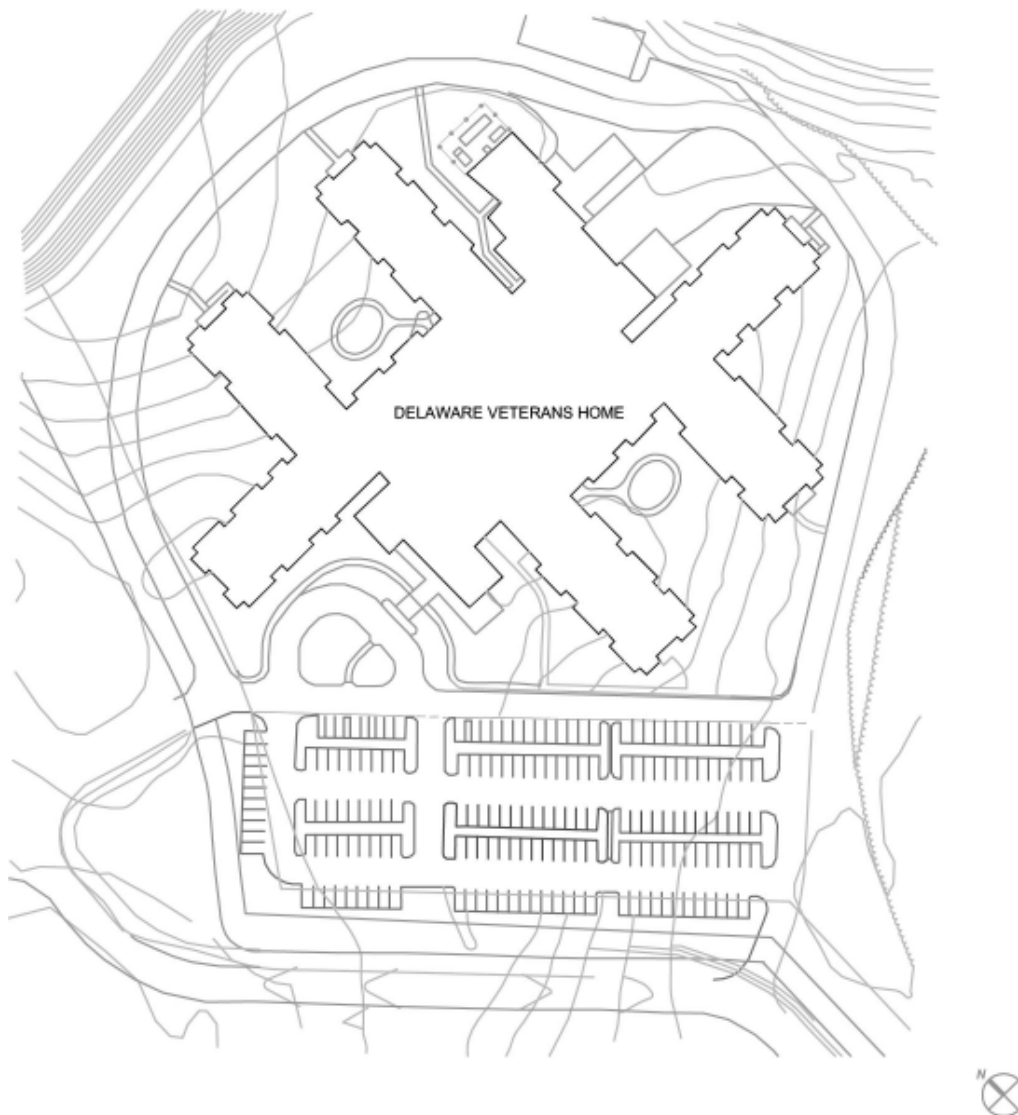
Acreage: 22.9

Stories: 1

Geographic Location: Mid Atlantic U.S.A.

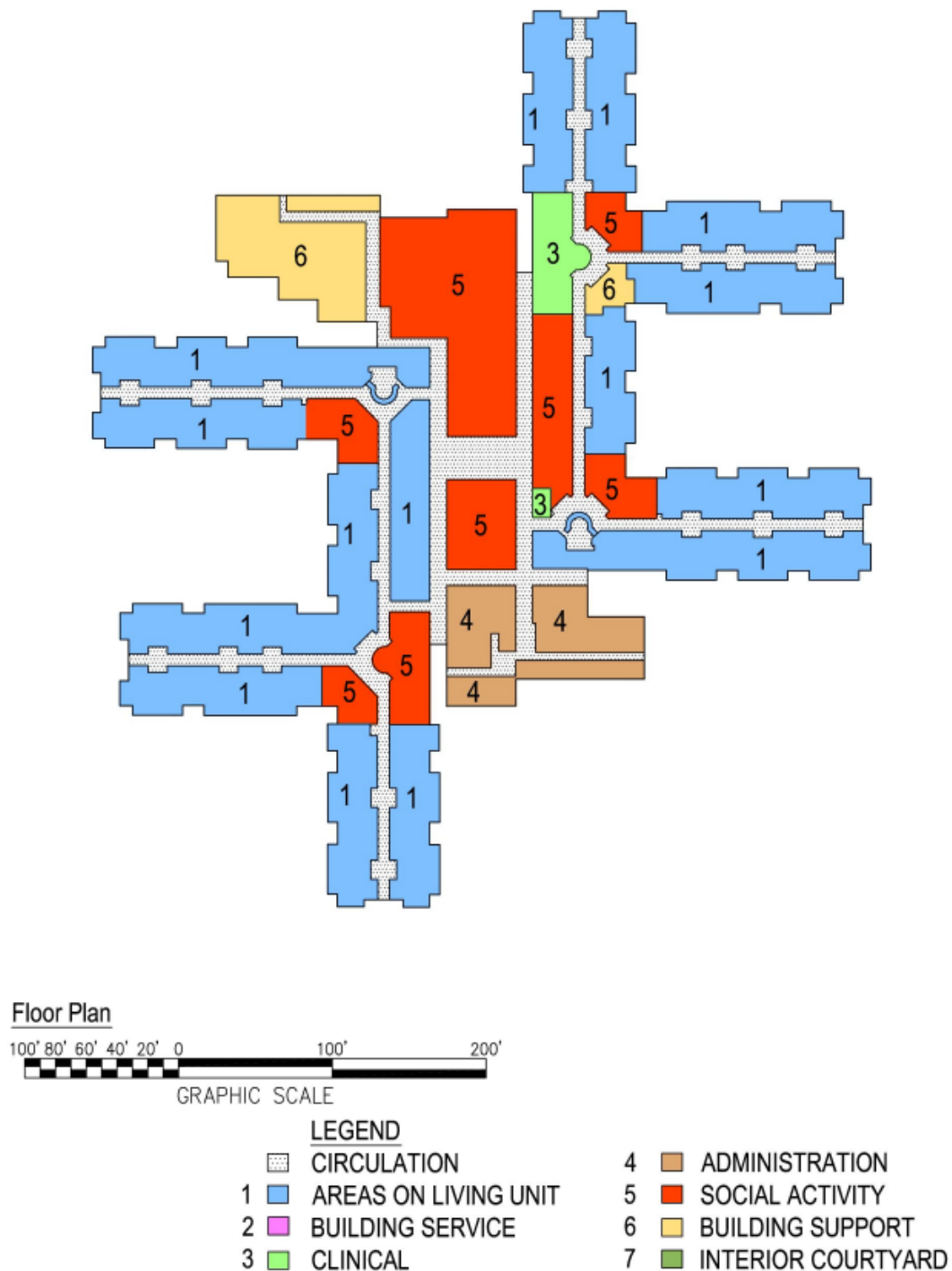
No. of Beds: 144

Square Footage: 107,687 sq. ft.



Site Plan  
NTS

**7. Delaware Veterans Home**  
Milford, DE



<b>FACILITY NAME:</b> Delaware Veterans Home		
<b>Facility #7</b>		
<b>Geographic Location:</b>	Northeastern USA (Delaware)	
<b>Number of NHC Beds:</b>	144	
<b>Number of Stories:</b>	1	
<b>Building Footprint Area</b>	107,687 sf	
<b>Number of Parking Spaces:</b>	174 standard; 8 wheelchair accessible	
<b>Acreage (2) :</b>	22.9 acres	
<b>SF of Facility (1) :</b>	107,687 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	2 - 40 bed Nursing Units, 2 - 32 bed Dementia Units and 1 - 32 bed Domiciliary Unit	
<b>Storage</b>	Sufficient storage	O/N
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	Centralized for Nursing units; on unit for Dementia	
<b>Social Activity</b>	Inner courtyards, library, barber/beauty	
<b>Resident Support Areas</b>	Therapy areas, chapel, multipurpose room, lounge	
<b>Bathing Options</b>	Within patient bedroom and on unit	
<b>Resident Rooms</b>	Primarily 2 bed rooms with 4 singles on the nursing unit only	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	Located near the loading dock	F
<b>Receiving Areas</b>	Opposite of Main entrance	
<b>N</b> - Near to Nursing Care Unit <b>O</b> - On Unit <b>F</b> - Far from Nursing Care Unit		

**Note:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.



**8. Washington State Veterans Home***Retsil, WA**Architect: NBBJ*

Acreage: 11.6 acres

Stories: 2 + Service tunnel in Basement

Geographic Location: Northwestern U.S.A.

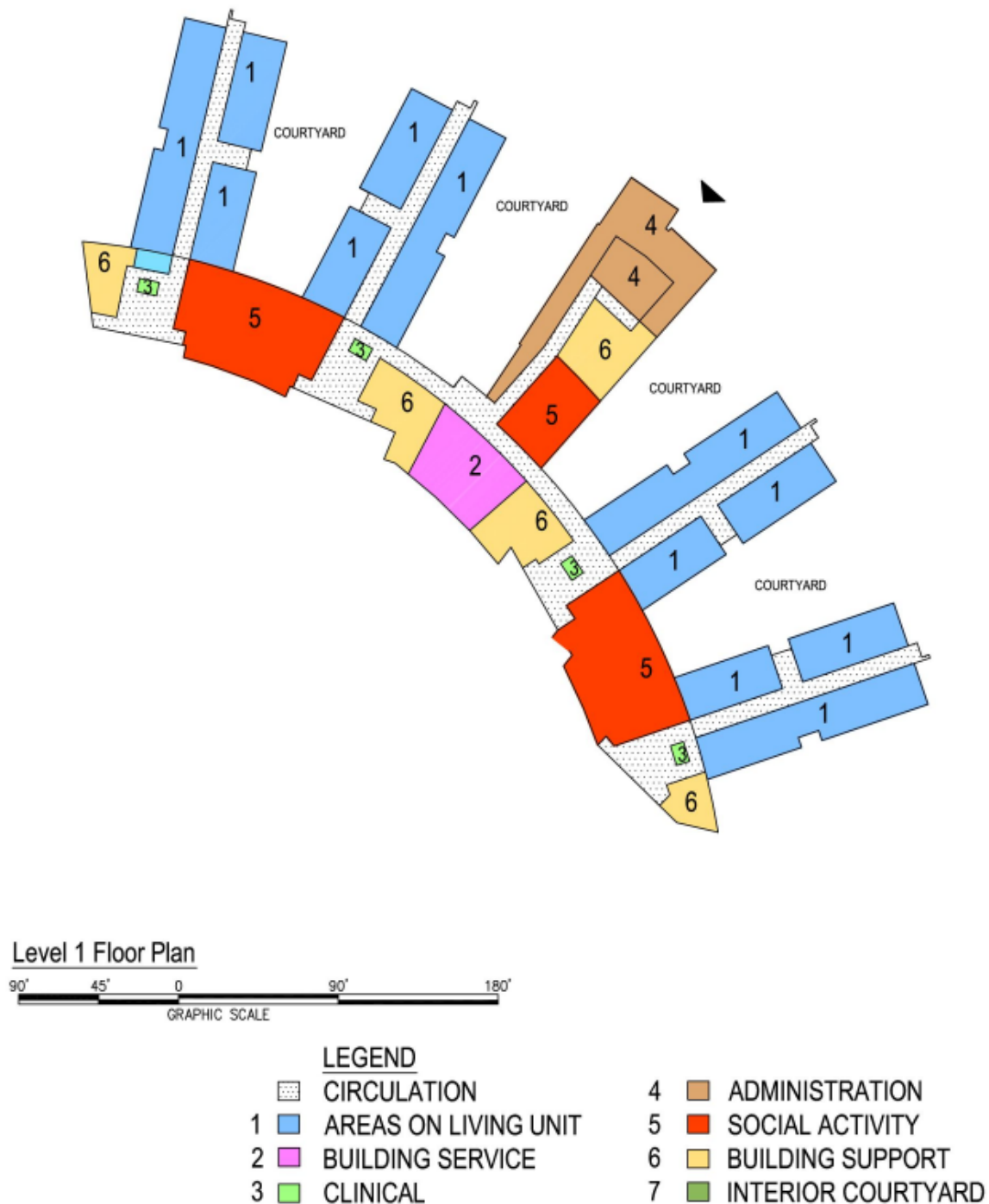
No. of Beds: 240

Square Footage: 175,425 sq. ft.



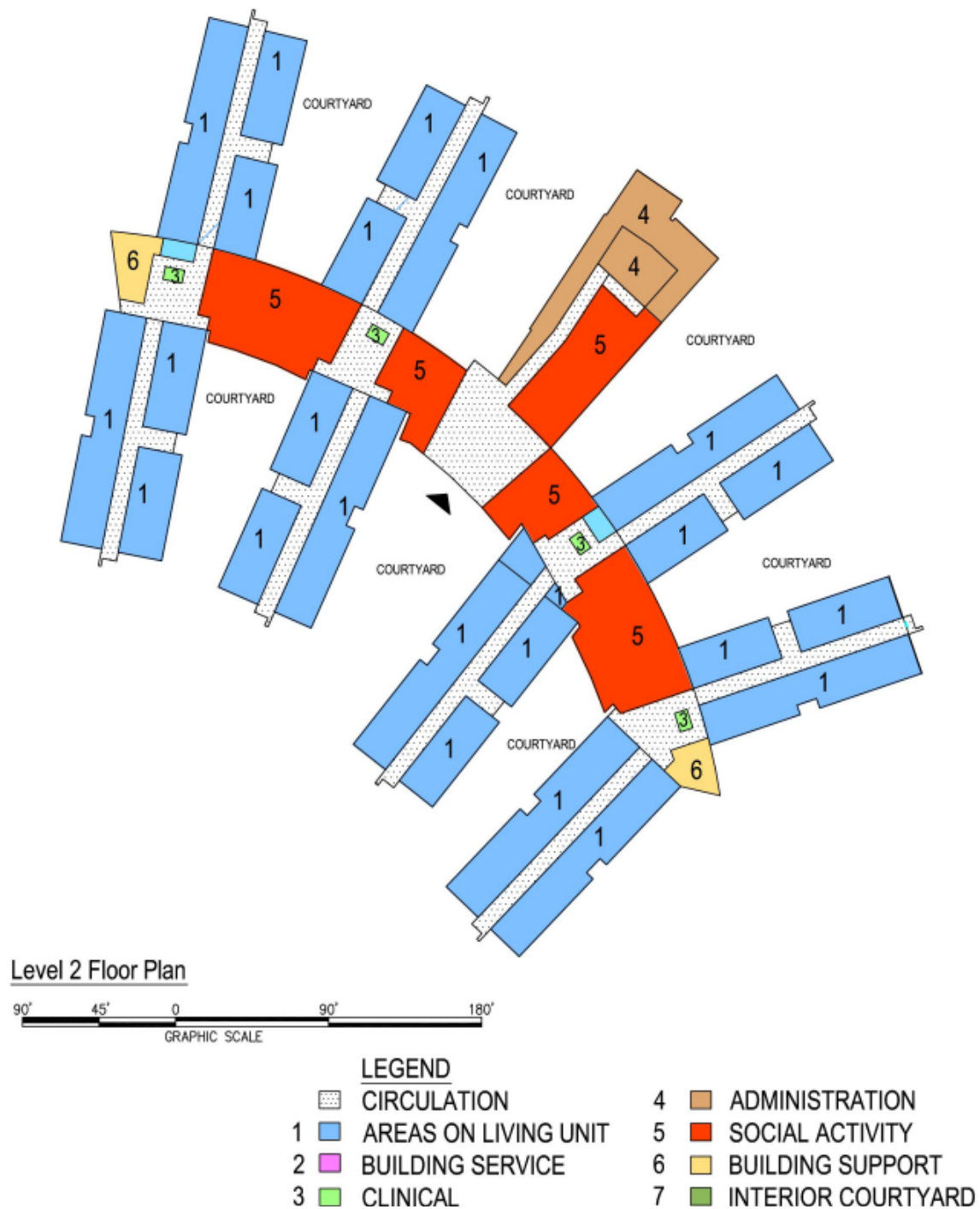
Site Plan  
NTS

**8. Washington State Veterans Center**  
*Retsil, WA*





**8. Washington State Veterans Center**  
*Retsil, WA*



<b>FACILITY NAME:</b> <i>Washington State Veterans Home</i>		
<b>Facility #8</b>		
<b>Geographic Location:</b>	Northwestern US	
<b>Number of NHC Beds:</b>	240	
<b>Number of Stories:</b>	2 + Service tunnel in Basement	
<b>Building Footprint Area</b>	92,257 gsf	
<b>Number of Parking Spaces:</b>	26	
<b>Acreage <sup>(2)</sup> :</b>	11.6 acres	
<b>SF of Facility <sup>(1)</sup> :</b>	175,425 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	20 bed unit	
<b>Storage</b>	Yes	F
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	On-Unit	O
<b>Social Activity</b>	Inner Courtyards, barber shop/salon	F
<b>Resident Support Areas</b>	Therapy areas, Multi-Purpose Rooms for each unit, servery for each unit dining area	O
<b>Bathing Options</b>	none	O
<b>Resident Rooms</b>	Primarily 2 bed rooms, consisting of a shower, lavatory and toilet; 4 singles per unit	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	In basement	F
<b>Receiving Areas</b>	Screened from Main Entrance	F
<b>N - Near to Nursing Care Unit      O - On Unit      F - Far from Nursing Care Unit</b>		

**NOTE:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.



**9. Western Kentucky Veterans Center***Madisonville, KY**Architect: Johnson Romanowitz Architects*

Acreage: 16.8 acres

Stories: 1

Geographic Location: Southeastern U.S.A.

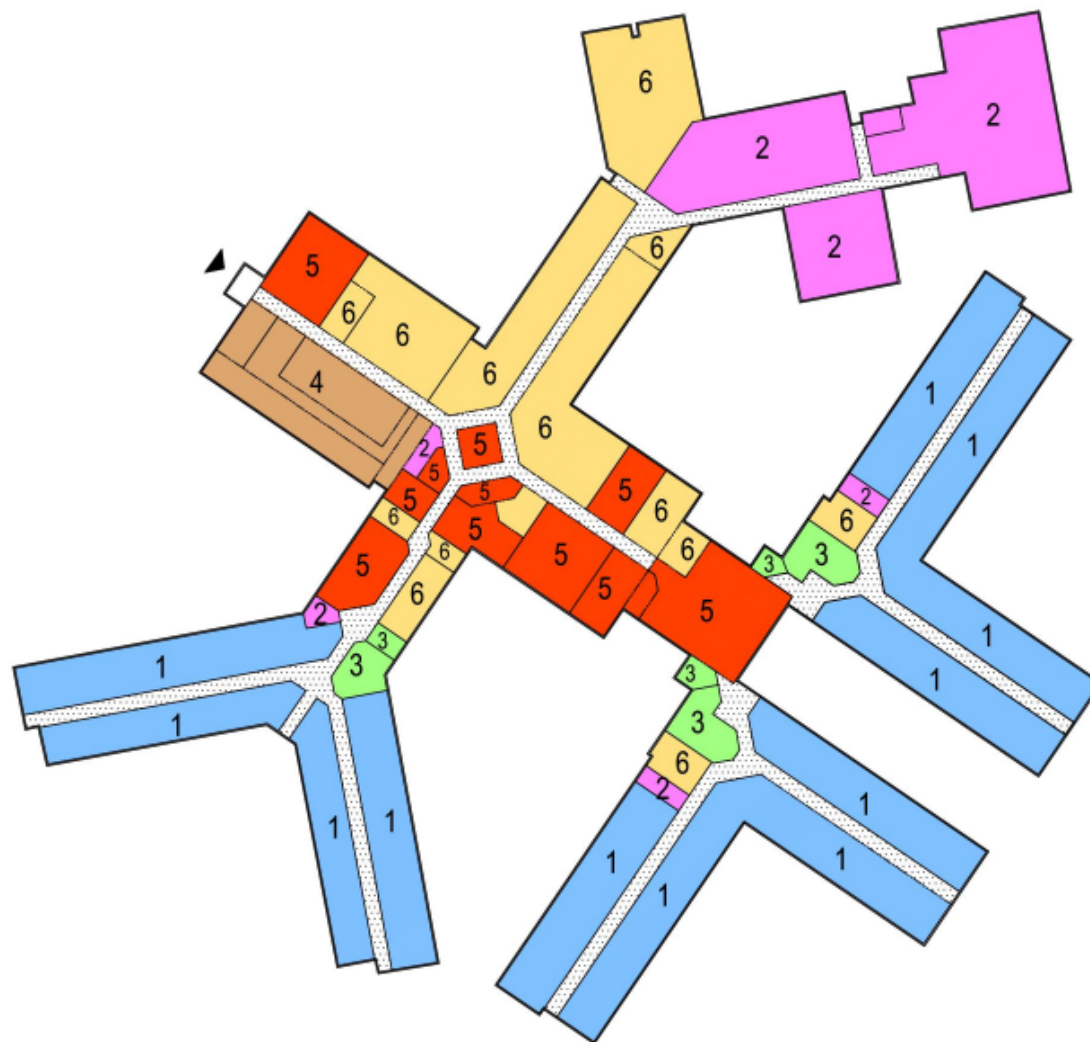
No. of Beds: 120

Square Footage: 82,017 sq. ft.

Site Plan

NTS

**9. Western Kentucky Veterans Center**  
*Madisonville, KY*



Level 1 Floor Plan



LEGEND

- CIRCULATION
- 1 AREAS ON LIVING UNIT
- 2 BUILDING SERVICE
- 3 CLINICAL

- 4 ADMINISTRATION
- 5 SOCIAL ACTIVITY
- 6 BUILDING SUPPORT
- 7 INTERIOR COURTYARD

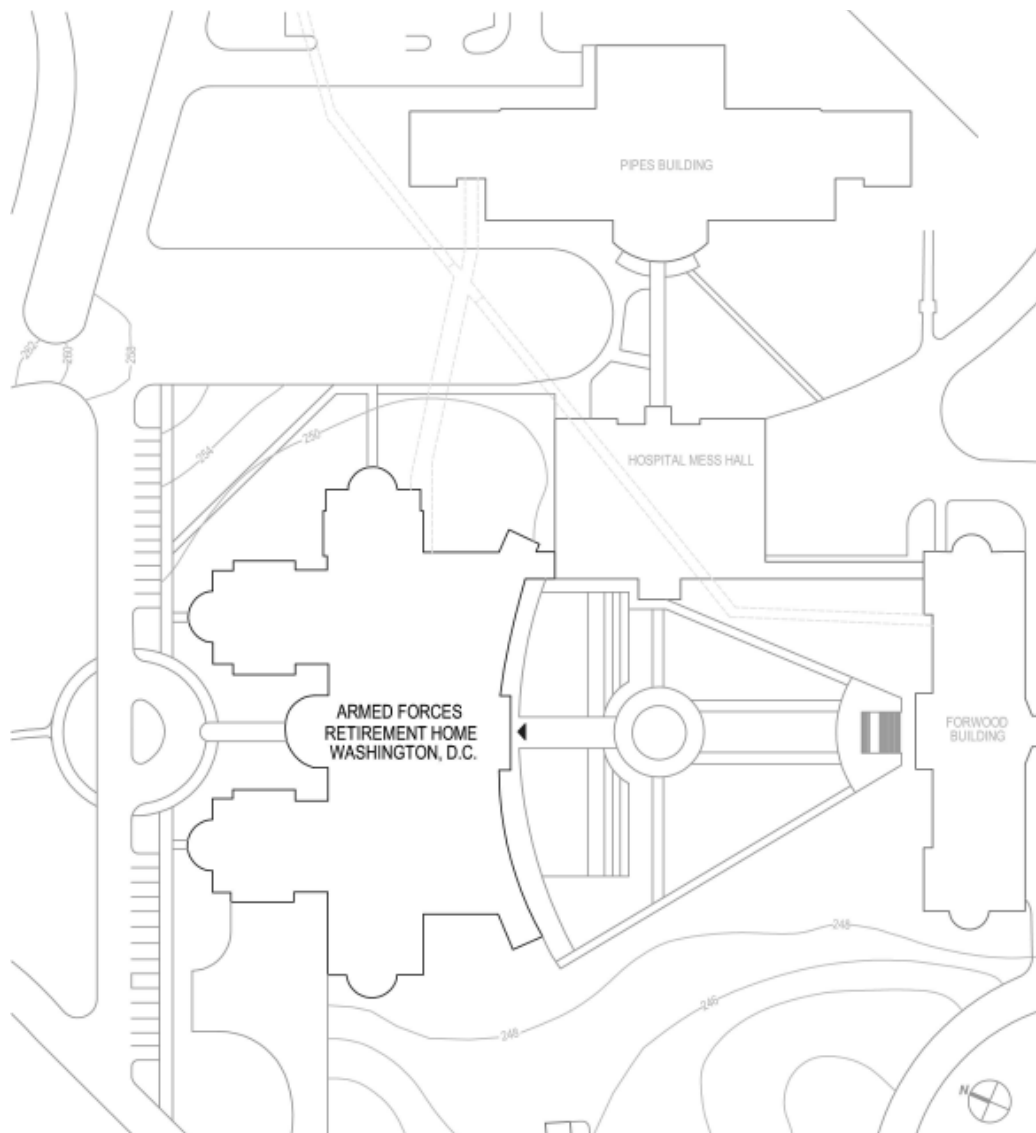
<b>FACILITY NAME: Western Kentucky Veterans Center</b>		
<b>Facility #9</b>		
<b>Geographic Location:</b>	Southeastern US	
<b>Number of NHC Beds:</b>	120	
<b>Number of Stories:</b>	1	
<b>Building Footprint Area</b>	82,017 sf	
<b>Number of Parking Spaces:</b>	128	
<b>Acreage (2) :</b>	16.8 acres	
<b>SF of Facility (1) :</b>	82,017 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	3 Nursing Units (30, 45 and 45); Centralized Nurses station	
<b>Storage</b>	Sufficient assigned storage areas	O
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	Centralized w/on-unit at special care unit	F
<b>Social Activity</b>	Large Indoor activity room in Area "1"	F
<b>Resident Support Areas</b>	Kitchenette, gift shop, resident lounge	O
<b>Bathing Options</b>	Congregate Bathing on each unit	O
<b>Resident Rooms</b>	Primarily 2 bed rooms, consisting of a shared lavatory and toilet. 30 bed unit is all singles. Each unit have private rooms for special care. Mechanical unit in each room.	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	Located in each resident room	O
<b>Receiving Areas</b>	In Area "5". 50' service road. Facility contains a body holding room	F
<b>N - Near to Nursing Care Unit      O - On Unit      F - Far from Nursing Care Unit</b>		

**Note:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.

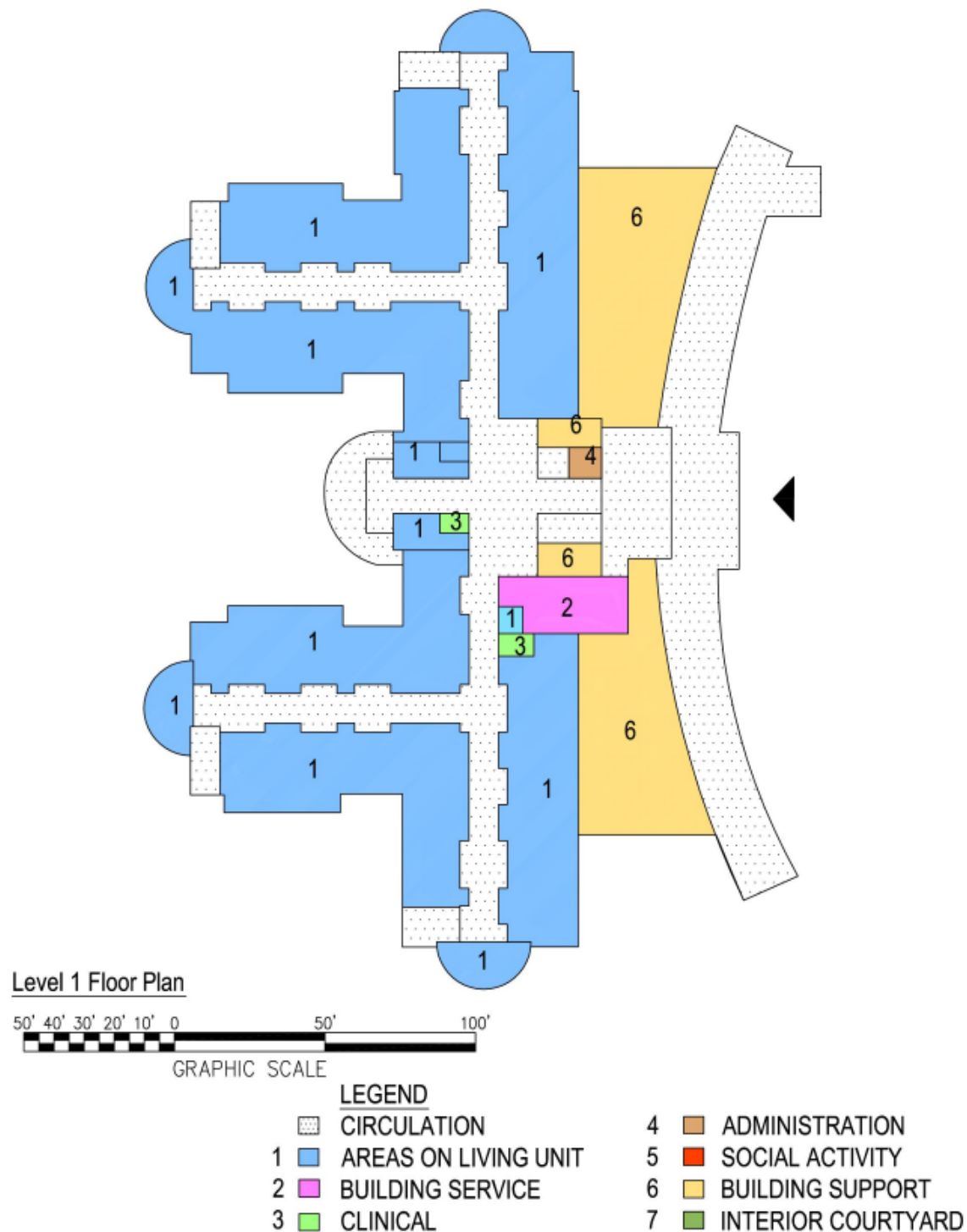
**10. Armed Forces Retirement Home***Washington, DC**Architect: Smith, Hinchman & Grylls Associates, P.C.*

Acreage: 5.16  
Stories: 5 + Attic and Basement  
Geographic Location: Mid Atlantic U.S.A.  
No. of Beds: 200  
Square Footage: 233, 520 sq. ft.



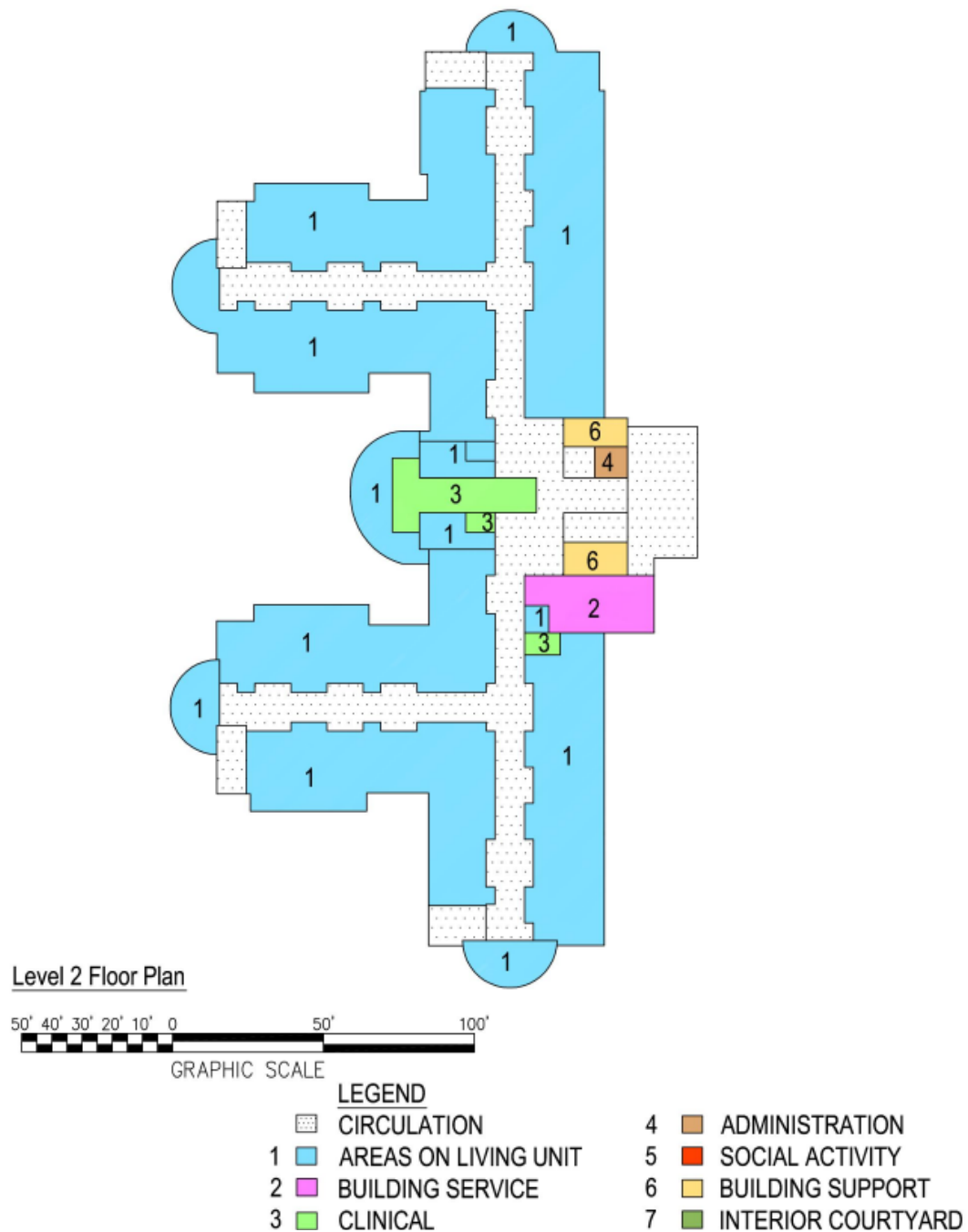
Site Plan  
NTS

**10. Armed Forces Retirement Home**  
Washington, DC





**10. Armed Forces Retirement Home**  
Washington, DC





<b>FACILITY NAME: Armed Forces Retirement Home</b>		
<b>Facility #10</b>		
<b>Geographic Location:</b>	Mid-Atlantic US	
<b>Number of NHC Beds:</b>	200	
<b>Number of Stories:</b>	5 + Basement and Attic	
<b>Building Footprint Area</b>	40,800	
<b>Number of Parking Spaces:</b>	26	
<b>Acreage <sup>(2)</sup> :</b>	5.16 acres	
<b>SF of Facility <sup>(1)</sup> :</b>	233,520 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	24 bed unit with 2 units per floor	
<b>Storage</b>	Insufficient assigned storage areas	O
<b>Flexible Plan</b>	No	
<b>Type of Dining</b>	Centralized	F
<b>Social Activity</b>	Activity room, Sunken Courtyard, Outdoor courtyard, Main Steet	F
<b>Resident Support Areas</b>	Resident laundry room for each floor, Library, therapy	O
<b>Bathing Options</b>	In resident room or congregate bathing room	O
<b>Resident Rooms</b>	Primarily 2 bed rooms, consisting of a shower, lavatory and toilet	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	In basement	F
<b>Receiving Areas</b>	Screened from Main Entrance	F
<b>N - Near to Nursing Care Unit      O - On Unit      F - Far from Nursing Care Unit</b>		

**NOTE:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
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**11. New York State Veterans' Home Oxford***Oxford, NY**Architects: Kideney Architects*

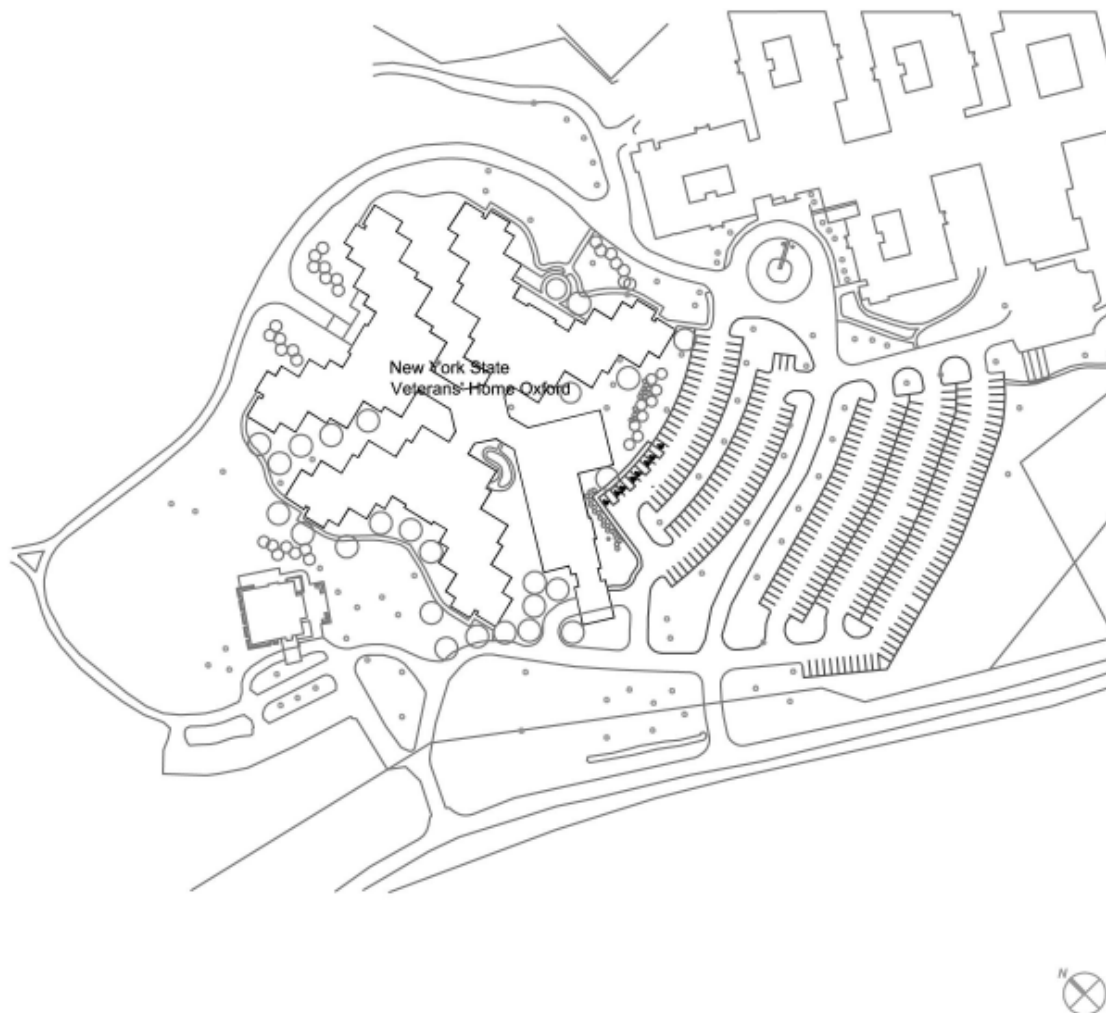
Acreage: 6.9 acres

Stories: 2+ Basement and Mezzanine

Geographic Location: Northeastern U.S.A.

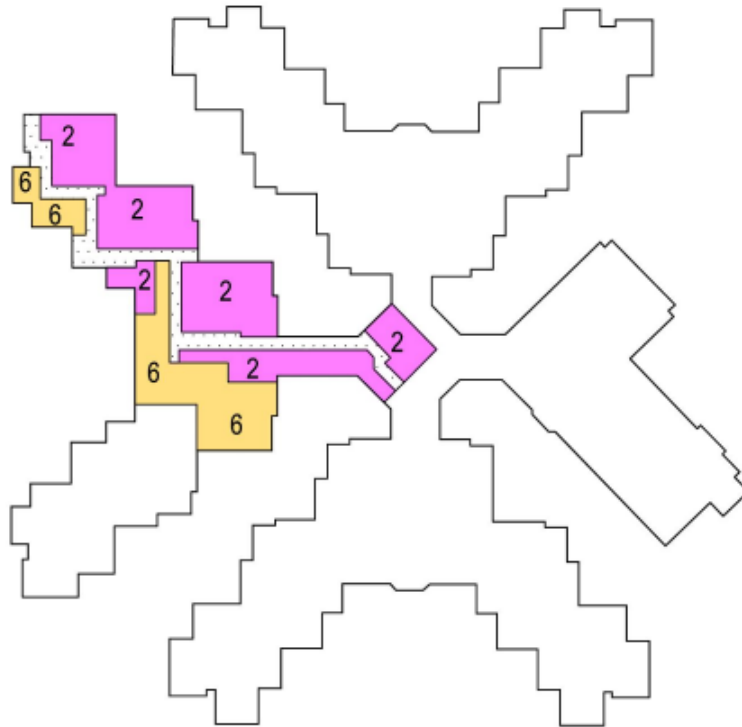
No. of Beds: 242

Square Footage: 214,235 sq. ft.



Site Plan  
NTS

**11. New York State Veterans' Home Oxford**  
Oxford, NY



**Basement Plan**

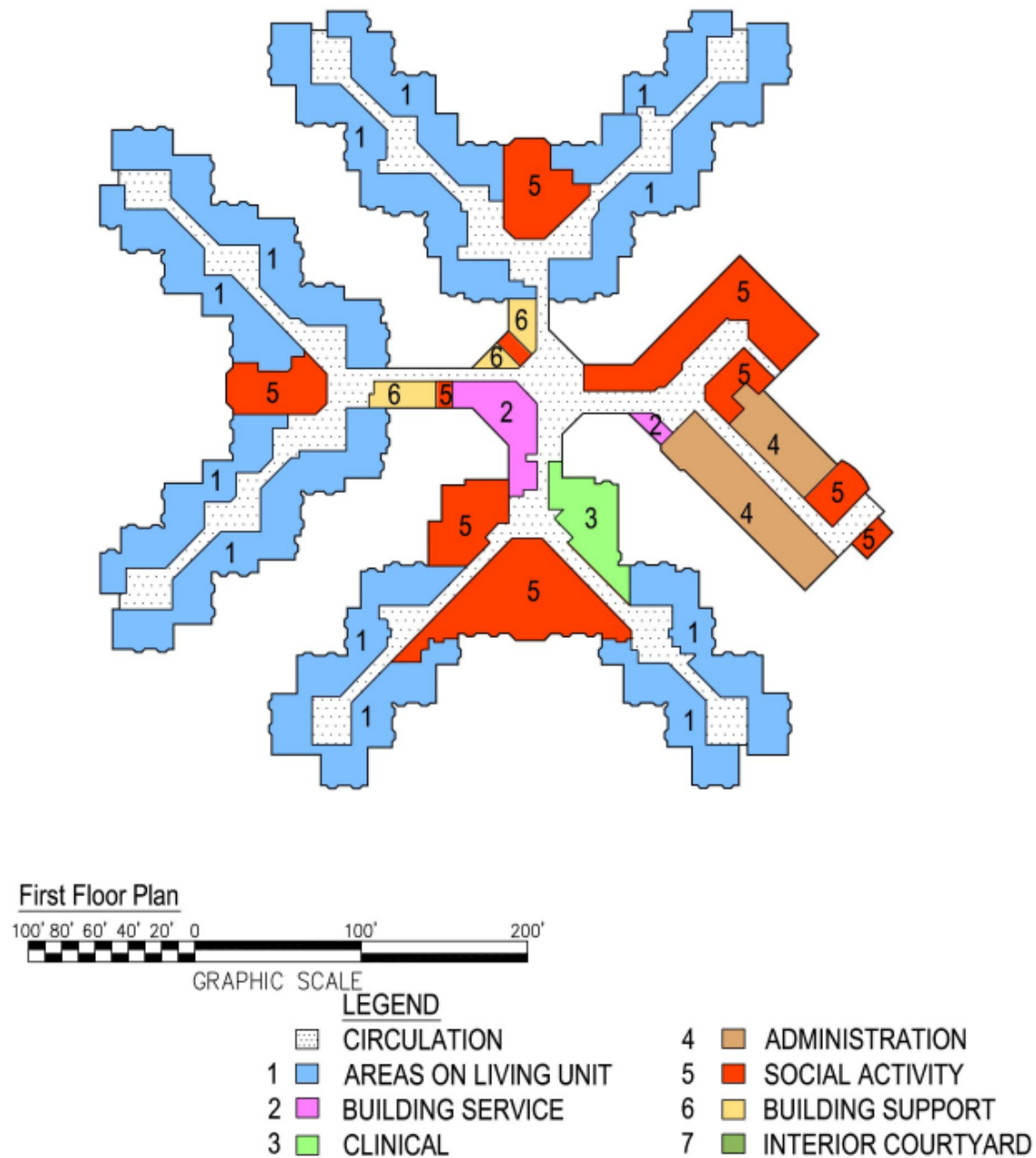


**LEGEND**

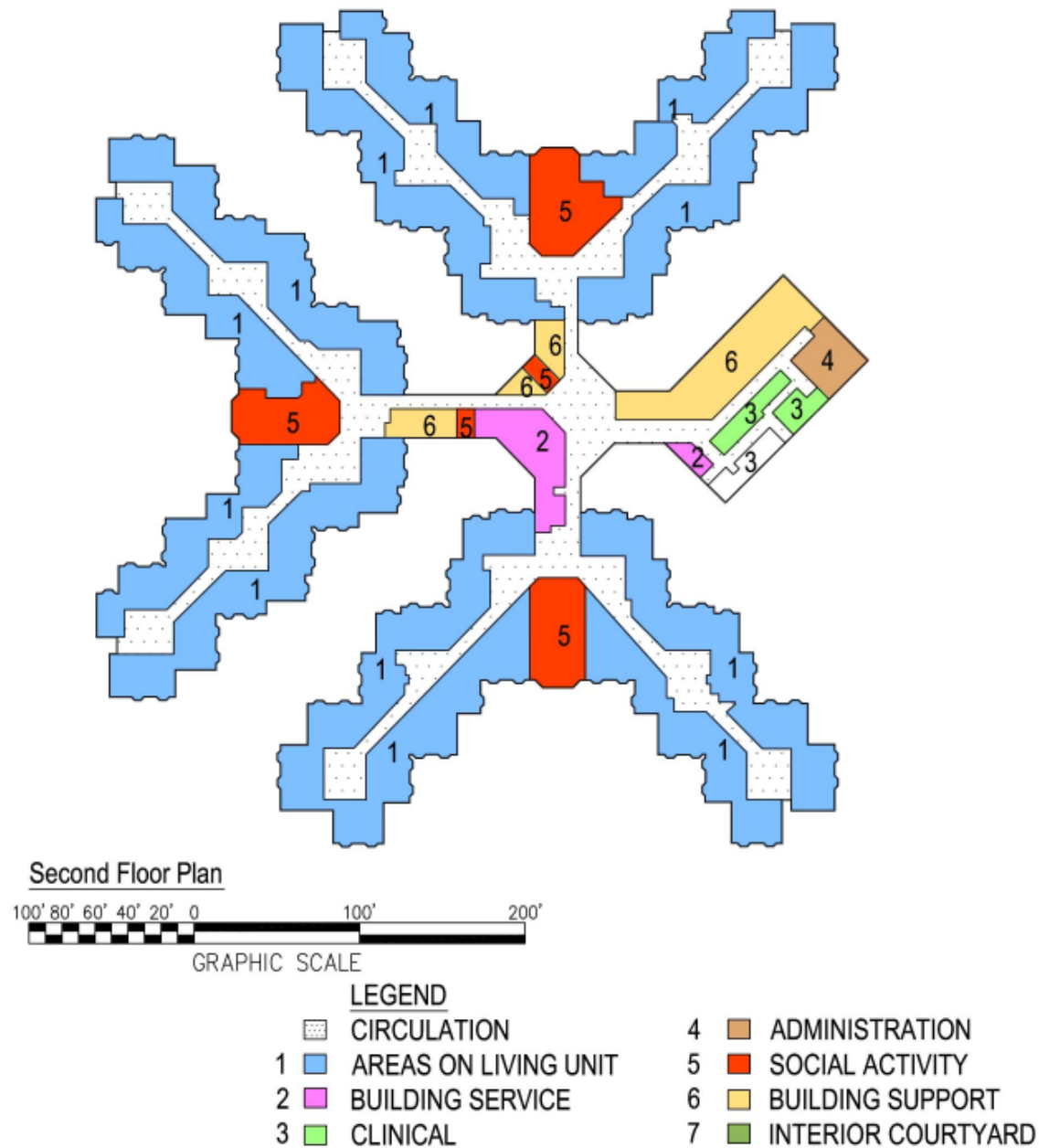
- CIRCULATION
- 1 AREAS ON LIVING UNIT
- 2 BUILDING SERVICE
- 3 CLINICAL

- 4 ADMINISTRATION
- 5 SOCIAL ACTIVITY
- 6 BUILDING SUPPORT
- 7 INTERIOR COURTYARD

## **11. New York State Veterans' Home Oxford** *Oxford, NY*



**11. New York State Veterans' Home Oxford**  
Oxford, NY



<b>FACILITY NAME: New York State Veterans Home (Oxford)</b>		
<b>Facility #11</b>		
<b>Geographic Location:</b>	Northeastern USA (New York)	
<b>Number of NHC Beds:</b>	242	
<b>Number of Stories:</b>	2 + Basement and Mezzanine	
<b>Building Footprint Area</b>	99,770 sf	
<b>Number of Parking Spaces:</b>	342 standard; 8 wheelchair accessible	
<b>Acreage:</b>	6.9 acres	
<b>SF of Facility:</b>	214,235 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	5 - 40 Bed units (Typical) and 1 - 32 Bed unit (Dementia)	
<b>Storage</b>	Sufficient storage	
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	On unit	
<b>Social Activity</b>	Barber/beauty, gift shop, multi-purpose room, library, chapel	
<b>Resident Support Areas</b>	Activity room, screened porch, Occupational and Physical Therapy, clinics, dental	
<b>Bathing Options</b>	Within patient bedroom and on -unit tubroom	
<b>Resident Rooms</b>	Primarily 1 bedrooms with 10 - 2 bedroom	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	In the basement	
<b>Receiving Areas</b>	Opposite from Main entrance and accessible through the basement	
<b>N - Near to Nursing Care Unit      O - On Unit      F - Far from Nursing Care Unit</b>		

**Note:**

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**12. Adult Care Facility at Veterans Home***Rocky Hill, CT**Architects: Moser Pilon Nelson Architects*

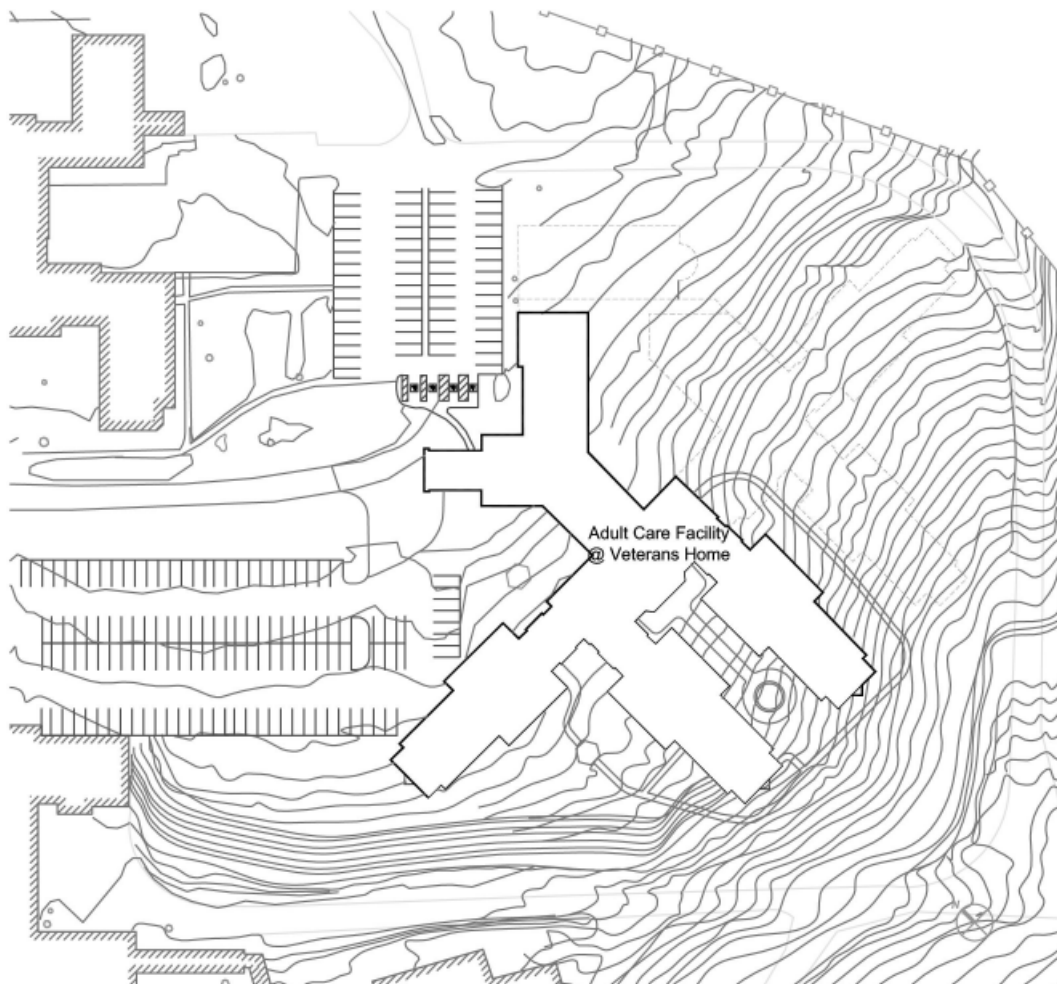
Acreage: 10.9 acres

Stories: 2

Geographic Location: Northeastern U.S.A.

No. of Beds: 125

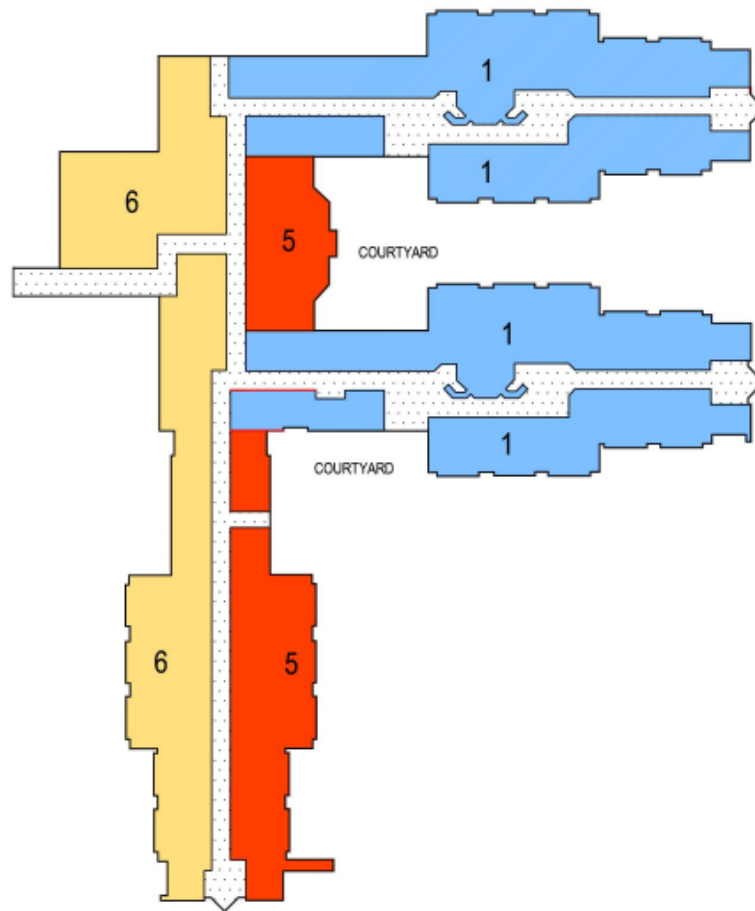
Square Footage: 39,707 sq. ft.

Site Plan

NTS



**12. Adult Care Facility at Veterans Home**  
*Rocky Hill, CT*



Lower Level Floor Plan

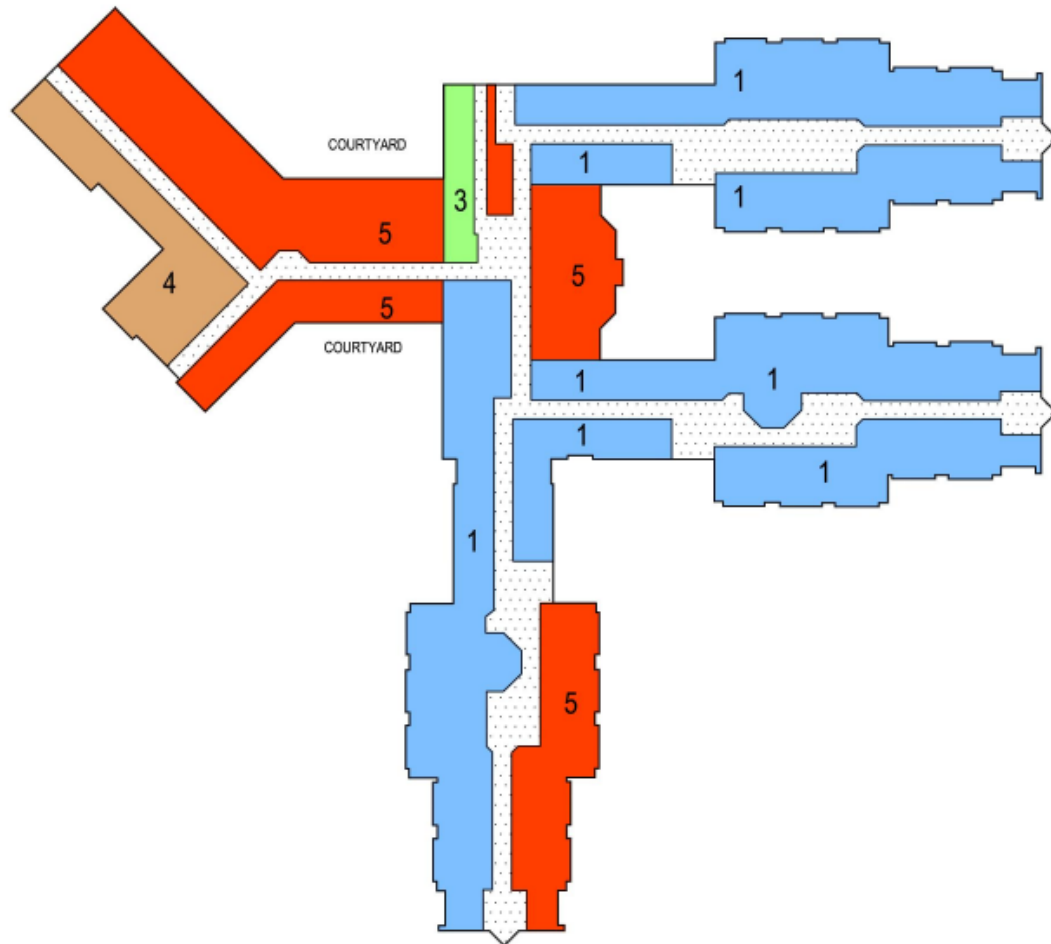


LEGEND

- |   |                      |   |                    |
|---|----------------------|---|--------------------|
| 1 | AREAS ON LIVING UNIT | 4 | ADMINISTRATION     |
| 2 | BUILDING SERVICE     | 5 | SOCIAL ACTIVITY    |
| 3 | CLINICAL             | 6 | BUILDING SUPPORT   |
|   |                      | 7 | INTERIOR COURTYARD |



**12. Adult Care Facility at Veterans Home**  
*Rocky Hill, CT*



Level 1 Floor Plan



LEGEND

- |                         |                       |
|-------------------------|-----------------------|
| CIRCULATION             | 4  ADMINISTRATION     |
| 1  AREAS ON LIVING UNIT | 5  SOCIAL ACTIVITY    |
| 2  BUILDING SERVICE     | 6  BUILDING SUPPORT   |
| 3  CLINICAL             | 7  INTERIOR COURTYARD |

<b>FACILITY NAME: Adult Care Facility at Veterans Home (Rocky Hill)</b>		
<b>Facility #12</b>		
<b>Geographic Location:</b>	Northeastern USA (Connecticut)	
<b>Number of NHC Beds:</b>	125	
<b>Number of Stories:</b>	2	
<b>Building Footprint Area</b>	23,840 sf	
<b>Number of Parking Spaces:</b>	156 spaces	
<b>Acreage:</b>	10.9 acres	
<b>SF of Facility:</b>	39,707 gsf	
<b>FACILITY FEATURE ANALYSIS</b>		
<b>Feature/Use</b>	<b>Description</b>	<b>Proximity to Unit</b>
<b>Nursing Unit Size</b>	5 25 Bed Nursing Units	
<b>Storage</b>	Sufficient storage area	
<b>Flexible Plan</b>	Yes	
<b>Type of Dining</b>	Dining area on each floor	
<b>Social Activity</b>	Recreation room, Gazebo, library, barber/beauty, chapel, canteen, conference rooms, inner courtyard	
<b>Resident Support Areas</b>	Physical Therapy, Occupational Therapy, lounge, deck, pharmacy	
<b>Bathing Options</b>	Within patient bedroom and on-unit tubrooms	
<b>Resident Rooms</b>	Primarily 2 bed rooms with 5 singles per unit	
<b>Loop Service Road</b>	Yes	
<b>Mechanical Room</b>	On lower level near the receiving area	
<b>Receiving Areas</b>	Separate service entrance provided	
<b>N - Near to Nursing Care Unit      O - On Unit      F - Far from Nursing Care Unit</b>		

**Note:**

- 1 All squarefootages are approximate measurements taken from available drawings of the facility.
- 2 Shared site acreage is approximated based upon the building and parking relevant to the respective facility analyzed.

